

# Executive Summary Report

## Characteristics-Based Market Adjustment for 2005 Assessment Roll

**Area Name / Number:** 76 – South Central West Seattle

**Previous Physical Inspection:** 2001

**Improved Sales:**

Number of Sales: 438

Range of Sale Dates: 1/2003 - 12/2004

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV*
<b>2004 Value</b>	\$121,800	\$174,000	\$295,800	\$334,400	88.5%	13.41%
<b>2005 Value</b>	\$148,100	\$180,200	\$328,300	\$334,400	98.2%	12.98%
<b>Change</b>	+\$26,300	+\$6,200	+\$32,500		+9.7%	-0.43%
<b>% Change</b>	+21.6%	+3.6%	+11.0%		+11.0%	-3.21%

\*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.43% and -3.21% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2004 or any existing residence where the data for 2004 is significantly different from the data for 2005 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2004 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:			
	Land	Imps	Total
<b>2004 Value</b>	\$128,200	\$175,900	\$304,100
<b>2005 Value</b>	\$155,900	\$181,900	\$337,800
<b>Percent Change</b>	+21.6%	+3.4%	+11.1%

Number of one to three unit residences in the Population: 3267

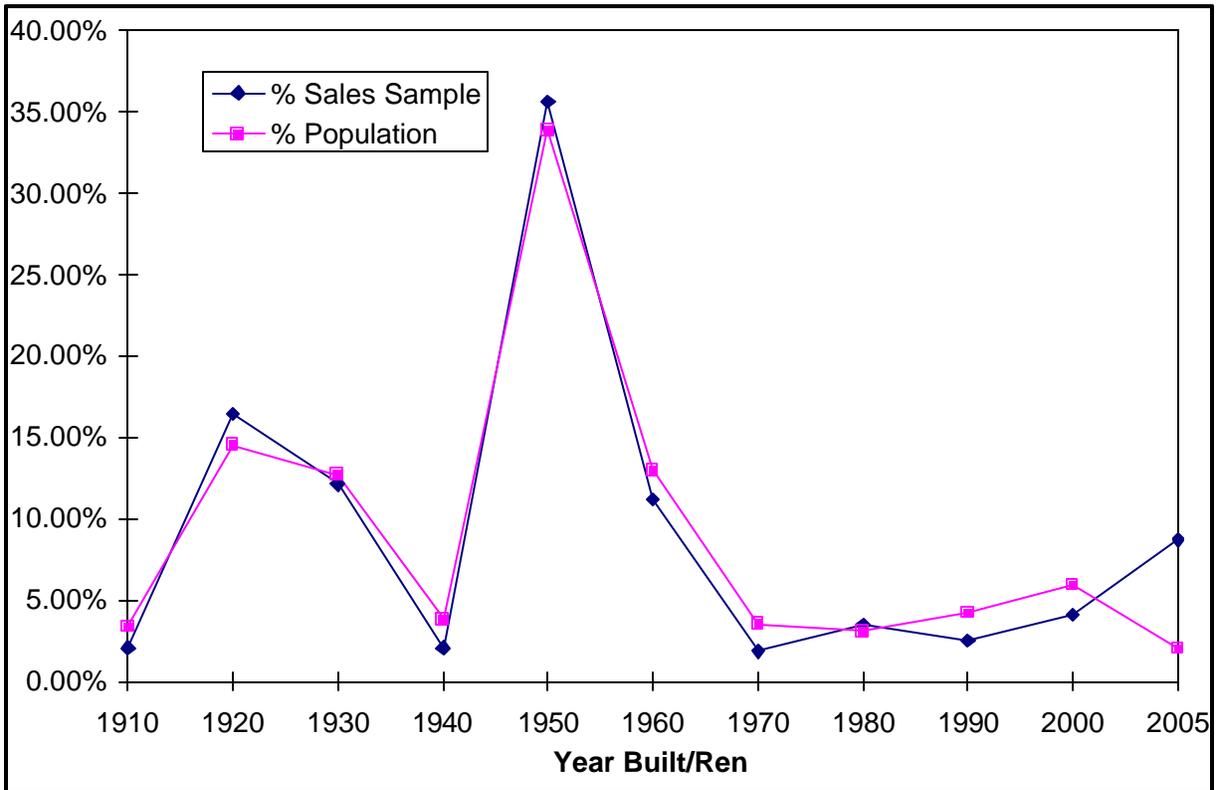
**Summary of Findings:** The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that two characteristic-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, *Improvements on a Small Lot (<3000SF)* had higher average ratios than other parcels. The formula adjusts these values upward less than others thus improving equalization. *High Grade Improvements (Grade >8)* had lower average ratios than other improvements. The formula adjusts these values upward more than others thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. We recommend posting these values for the 2005 assessment roll.

### Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	9	2.05%
1920	72	16.44%
1930	53	12.10%
1940	9	2.05%
1950	156	35.62%
1960	49	11.19%
1970	8	1.83%
1980	15	3.42%
1990	11	2.51%
2000	18	4.11%
2005	38	8.68%
	438	

Population		
Year Built/Ren	Frequency	% Population
1910	110	3.37%
1920	475	14.54%
1930	415	12.70%
1940	124	3.80%
1950	1106	33.85%
1960	424	12.98%
1970	115	3.52%
1980	101	3.09%
1990	137	4.19%
2000	193	5.91%
2005	67	2.05%
	3267	

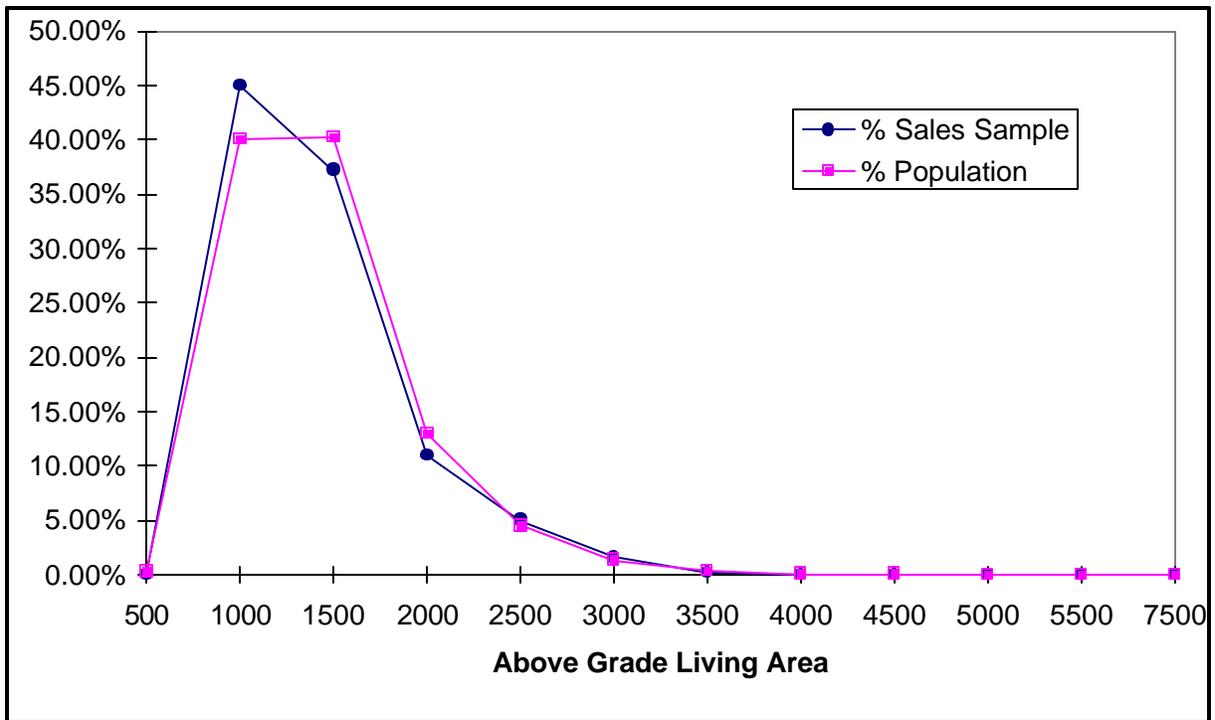


Sales of new homes built in the last ten years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

**Sales Sample Representation of Population - Above Grade Living Area**

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	197	44.98%
1500	163	37.21%
2000	48	10.96%
2500	22	5.02%
3000	7	1.60%
3500	1	0.23%
4000	0	0.00%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	438	

Population		
AGLA	Frequency	% Population
500	8	0.24%
1000	1310	40.10%
1500	1314	40.22%
2000	423	12.95%
2500	148	4.53%
3000	45	1.38%
3500	12	0.37%
4000	4	0.12%
4500	3	0.09%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	3267	

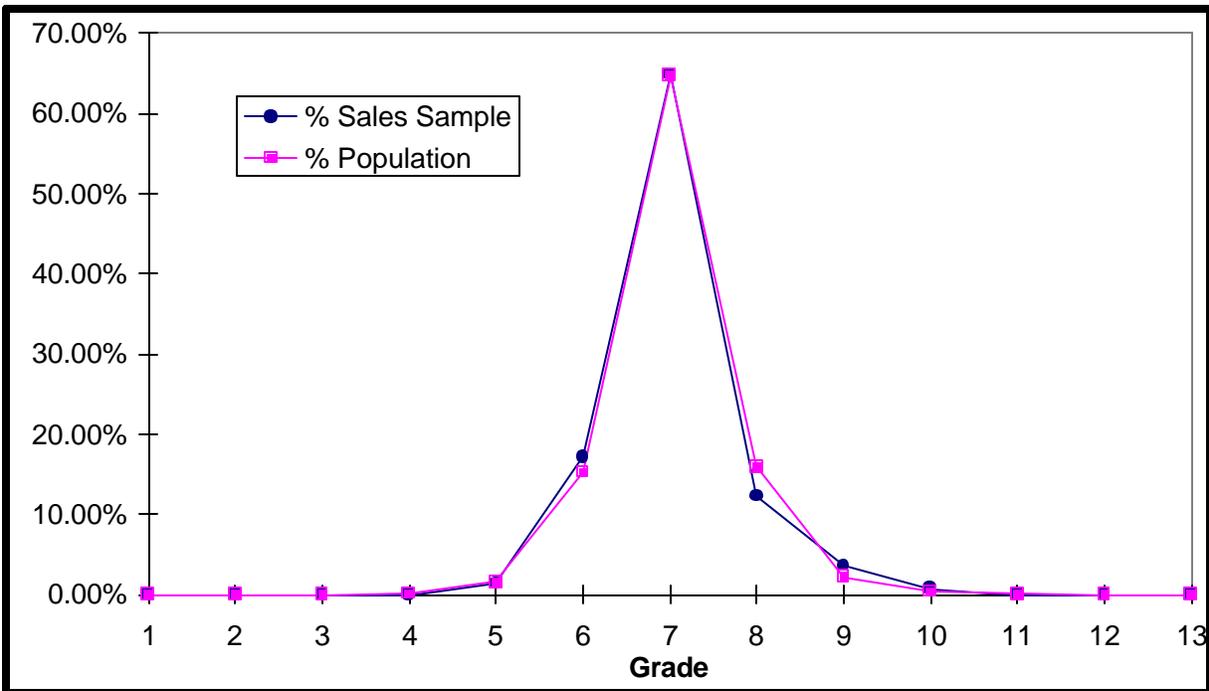


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

### Sales Sample Representation of Population - Grade

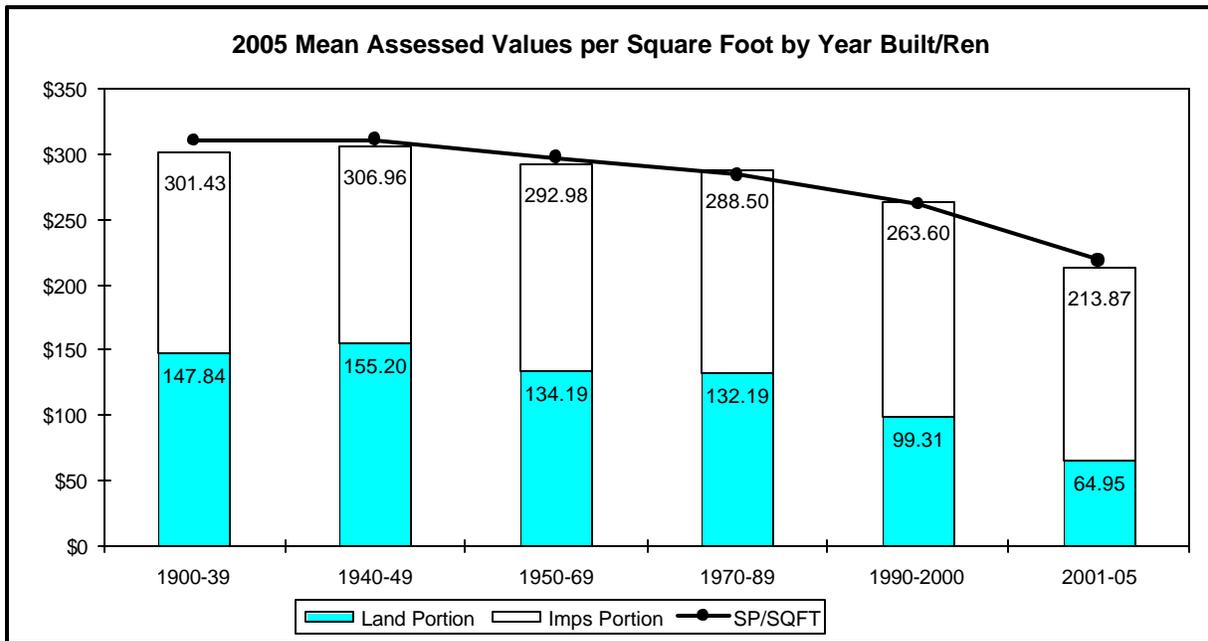
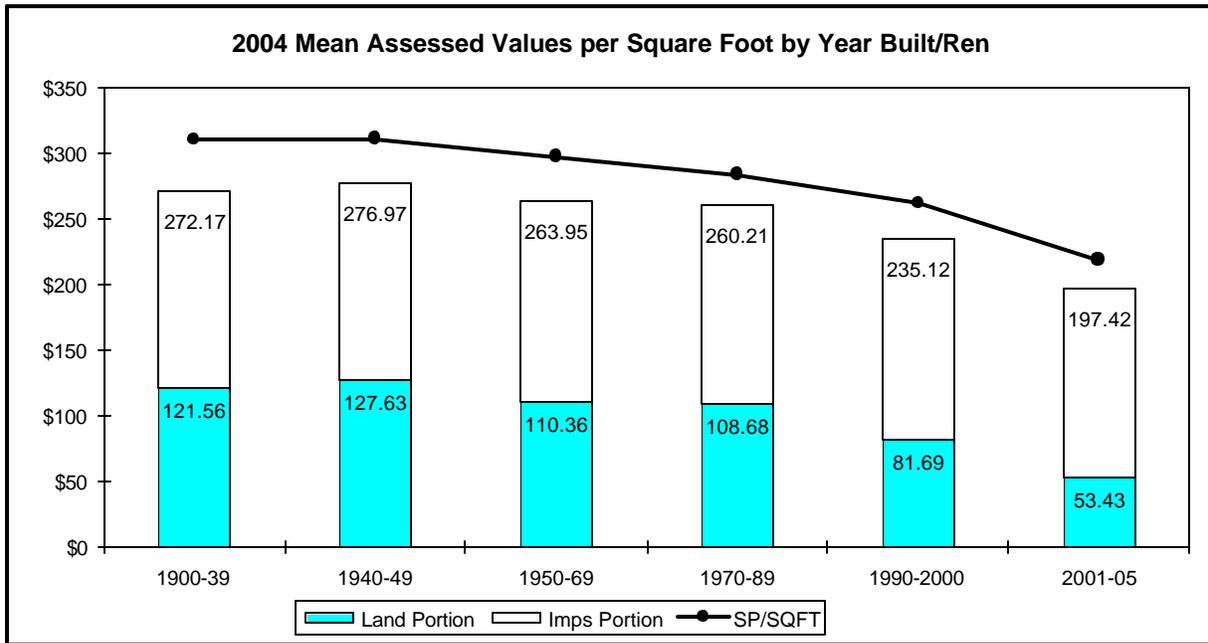
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	6	1.37%
6	75	17.12%
7	284	64.84%
8	54	12.33%
9	16	3.65%
10	3	0.68%
11	0	0.00%
12	0	0.00%
13	0	0.00%
	438	

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	2	0.06%
5	49	1.50%
6	498	15.24%
7	2114	64.71%
8	519	15.89%
9	72	2.20%
10	12	0.37%
11	1	0.03%
12	0	0.00%
13	0	0.00%
	3267	



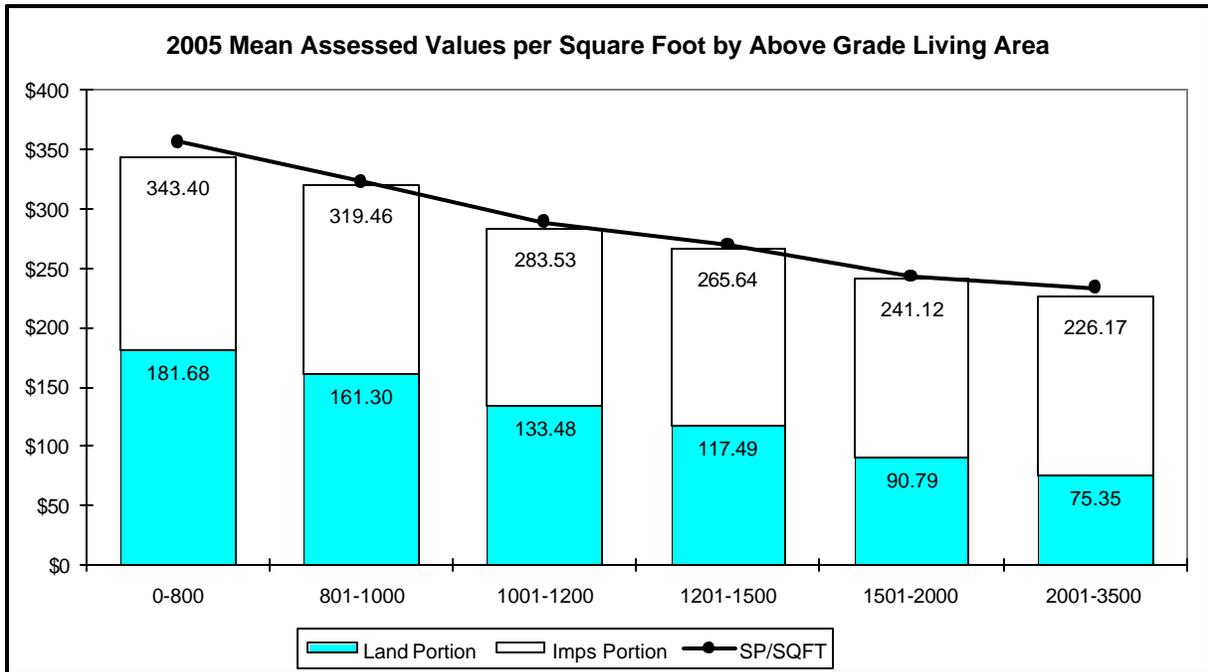
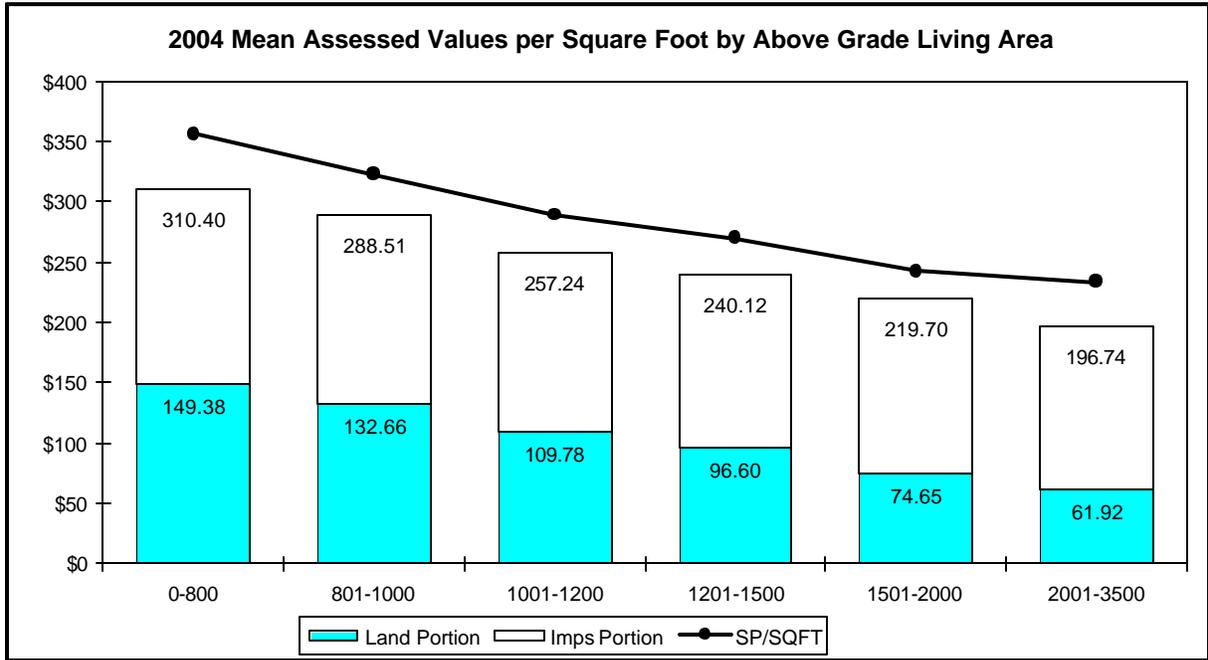
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

### Comparison of 2004 and 2005 Per Square Foot Values By Year Built / Renovated



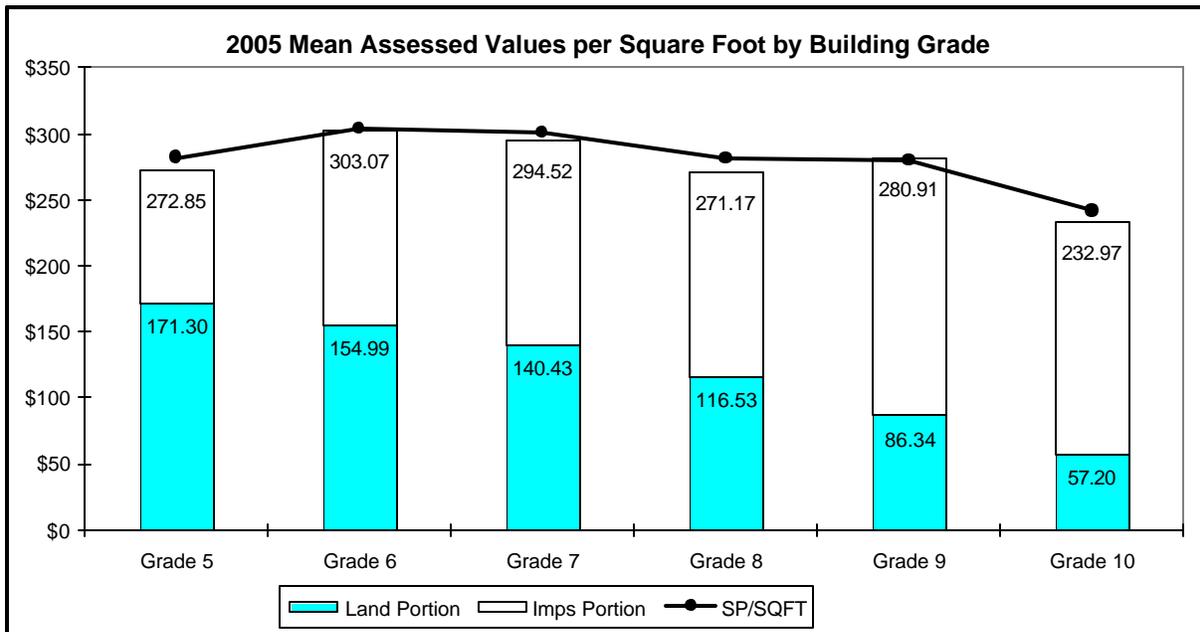
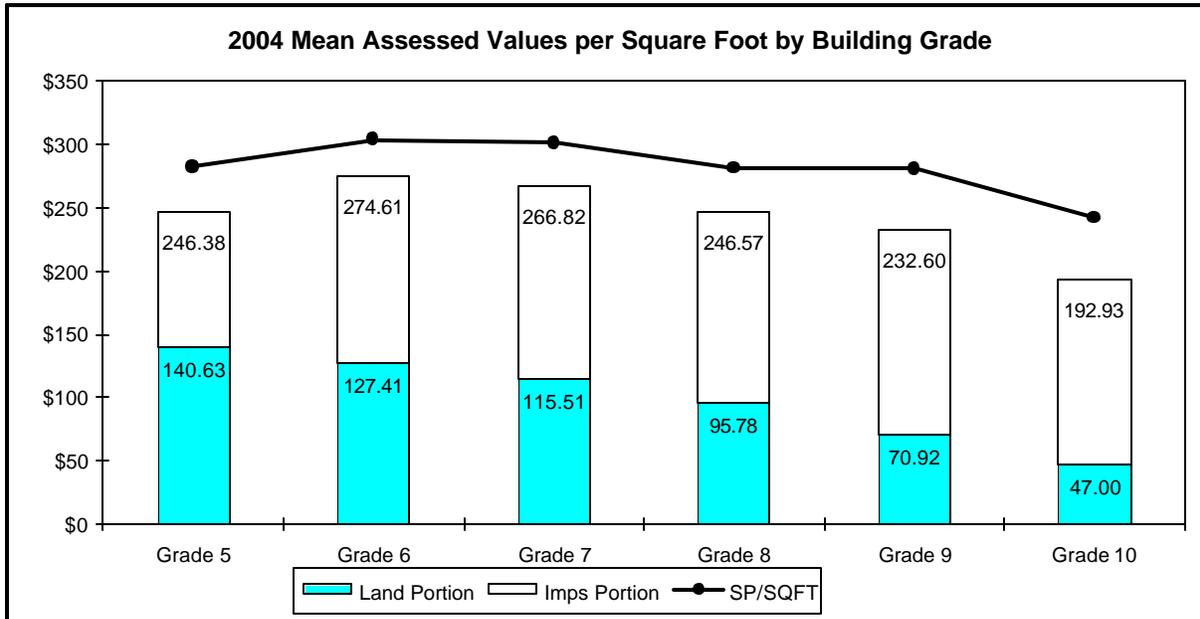
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

### Comparison of 2004 and 2005 Per Square Foot Values By Above Grade Living Area

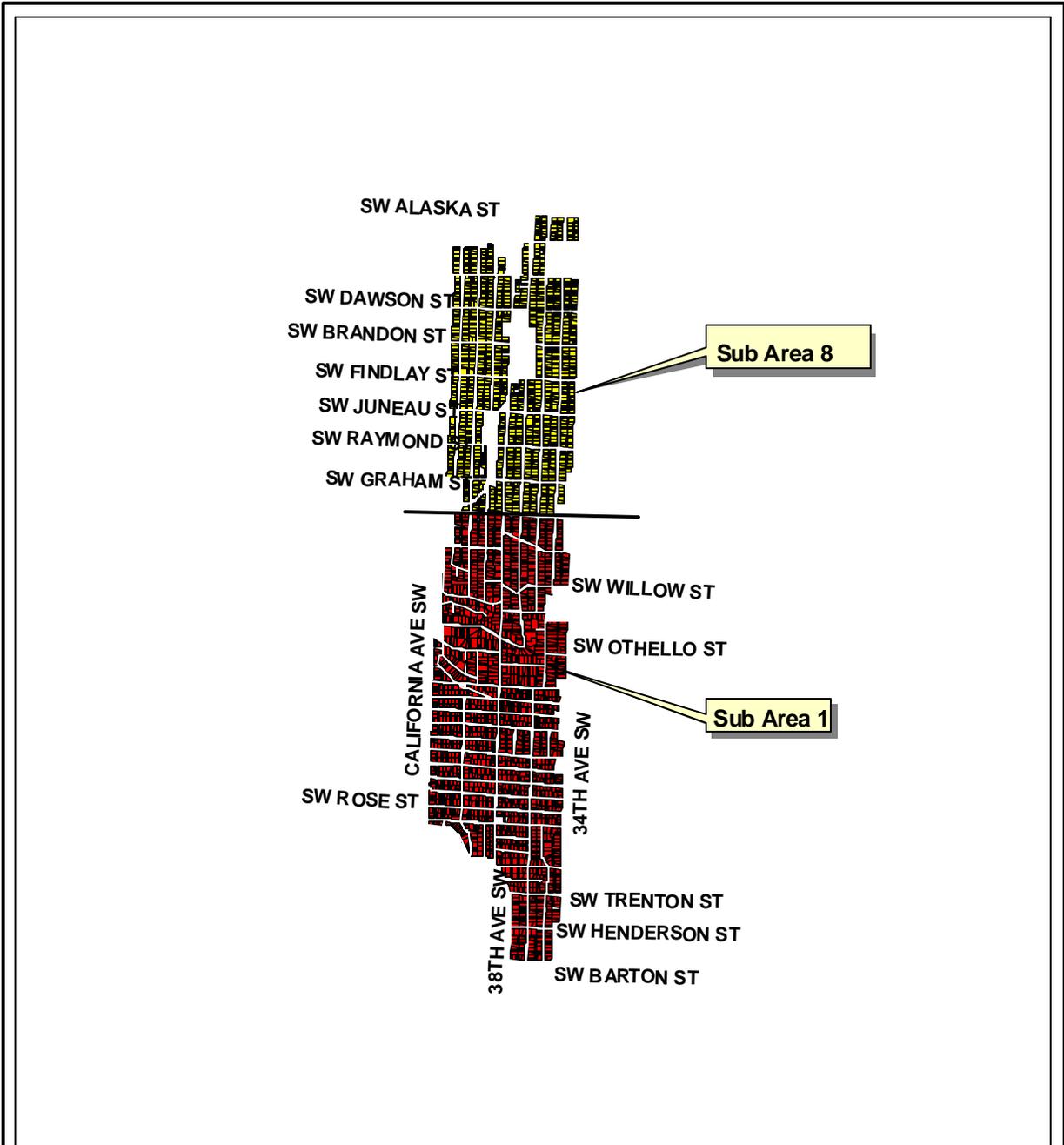


These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

## Comparison of 2004 and 2005 Per Square Foot Values By Building Grade



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.



# Area 76

## South Central West Seattle

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Department of Assessments

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Sub Areas

	1
	8

## Annual Update Process

### ***Data Utilized***

Available sales closed from 1/1/2003 through 12/31/2004 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

### ***Sales Screening for Improved Parcel Analysis***

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2004
6. Existing residences where the data for 2004 is significantly different than the data for 2005 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

### ***Land update***

Based on the 6 usable land sales available in the area, and their 2004 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall 22% increase in land assessments in the area for the 2005 Assessment Year. The formula is:

2005 Land Value = 2004 Land Value x 1.22, with the result rounded down to the next \$1,000.

### ***Improved Parcel Update***

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 438 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2005 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

### **Improved Parcel Update (continued)**

The analysis results showed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, *Improvements on a Small Lot (<3000SF)* had higher average ratios than other parcels. The formula adjusts these values upward less than others thus improving equalization. *High Grade Improvements (Grade >8)* had lower average ratios than other improvements. The formula adjusts these values upward more than others thus improving equalization.

The derived adjustment formula is

2005 Total Value = 2004 Total Value / { .9007854 + (0.1355255 if lot size is less than 3000 SF)  
- (0.07353663 if Grade is greater than 8) }

The resulting total value is rounded down to the next \$1,000, then:

2005 Improvements Value = 2005 Total Value minus 2005 Land Value

An explanatory adjustment table is included in this report.

Other: \*If multiple houses exist on a parcel, the Improvement % Change indicated by the sales sample is used to arrive at new total value (2005 Land Value + Previous Improvement Value \* 1.036)  
\*If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.  
\*If “accessory improvements only”, the Improvement % Change as indicated by the sales sample is used to arrive at a new total value. (2005 Land Value + Previous Improvement Value \* 1.036).  
\*If vacant parcels (no improvement value) only the land adjustment applies.  
\*If land or improvement values are \$10,000 or less, there is no change from previous value. (Previous Land value \* 1.00 Or Previous Improvement value \* 1.00)  
\*If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.  
\*If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.  
\*If improvement count = 1 and an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).  
\*If residential properties exist on commercially zoned land, there is no change from previous value. (2005 total value = 2004 total value)

### **Mobile Home Update**

There were not enough mobile home sales for a separate analysis. Mobile home parcels will be valued using the Improvement % Change indicated by the sales sample. The resulting total value is calculated as follows:

2005 Total Value = 2005 Land Value + Previous Improvement Value \* 1.036, with results rounded down to the next \$1,000

### **Model Validation**

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

## Area 76 Annual Update Model Adjustments

**2005 Total Value = 2004 Total Value + Overall +/- Characteristic Adjustments as Apply Below**

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

**Overall (if no other adjustments apply)**

11.01%

<b>Small Lot (&lt;3000)</b>	<b>Yes</b>
% Adjustment	-14.52%
<b>High Grade (Grade&gt;8 )</b>	<b>Yes</b>
% Adjustment	9.87%

**Comments**

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, an improvement on a small lot (<3000) would approximately receive a -3.50% adjustment (+11.01% overall - 14.52% for small lot). There are 19 sales and 51 in the population that meet this criteria.

An improvement with a High Grade (Gr 9 or greater) would approximately receive a 20.89% upward adjustment (+11.01% overall + 9.87% for High Grade). There are 19 sales and 85 in the population that meet this criteria.

There are no improved parcels that sold or in the population that meet both criteria (Small Lot & High Grade). Therefore, no parcels will receive adjustments for multiple variables. Parcels will receive the overall alone or the overall plus a single variable.

96% of the population of 1 to 3 family home parcels in the area are adjusted by the overall alone.

## Area 76 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2005 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2005 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2005 weighted mean is 0.982.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
5	6	0.867	0.960	10.8%	0.739	1.182
6	75	0.906	1.000	10.3%	0.969	1.031
7	284	0.890	0.981	10.3%	0.967	0.995
8	54	0.880	0.968	10.0%	0.924	1.012
9	16	0.818	0.988	20.8%	0.915	1.062
10	3	0.798	0.964	20.8%	0.923	1.005
Year Built or Year Renovated	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
1900-1939	138	0.870	0.964	10.8%	0.941	0.987
1940-1949	149	0.897	0.994	10.8%	0.975	1.013
1950-1969	69	0.881	0.978	11.1%	0.946	1.010
1970-1989	23	0.912	1.011	10.9%	0.959	1.063
1990-2000	21	0.892	1.007	12.9%	0.934	1.080
>2000	38	0.876	0.970	10.8%	0.926	1.015
Condition	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
Fair	5	0.848	0.940	10.8%	0.706	1.174
Good	221	0.893	0.990	10.9%	0.973	1.007
Very Good	36	0.854	0.950	11.3%	0.910	0.990
Stories	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
1	324	0.881	0.976	10.8%	0.962	0.990
2.5	1	0.848	1.025	20.9%	N/A	N/A
3	10	1.080	1.041	-3.6%	1.030	1.052

## Area 76 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2005 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2005 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2005 weighted mean is 0.982.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
0-800	74	0.870	0.962	10.6%	0.931	0.993
0801-1000	123	0.894	0.989	10.7%	0.969	1.010
1001-1200	83	0.891	0.982	10.2%	0.955	1.009
1201-1500	80	0.888	0.983	10.6%	0.955	1.010
1501-2000	48	0.906	0.996	10.0%	0.952	1.040
2001-3500	30	0.838	0.966	15.2%	0.906	1.026
View Y/N	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
Y	131	0.876	0.979	11.8%	0.954	1.004
N	307	0.889	0.983	10.6%	0.969	0.997
Wft Y/N	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	438	0.884	0.982	11.0%	0.969	0.994
Sub	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
1	265	0.876	0.979	11.7%	0.963	0.995
8	173	0.897	0.986	9.9%	0.967	1.005
Lot Size	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
<3000	19	1.039	1.001	-3.6%	0.959	1.043
03000-05000	126	0.893	0.998	11.7%	0.975	1.020
05001-08000	269	0.875	0.975	11.4%	0.959	0.991
08001-12000	24	0.860	0.969	12.7%	0.918	1.020

## Area 76 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2005 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2005 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2005 weighted mean is 0.982.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

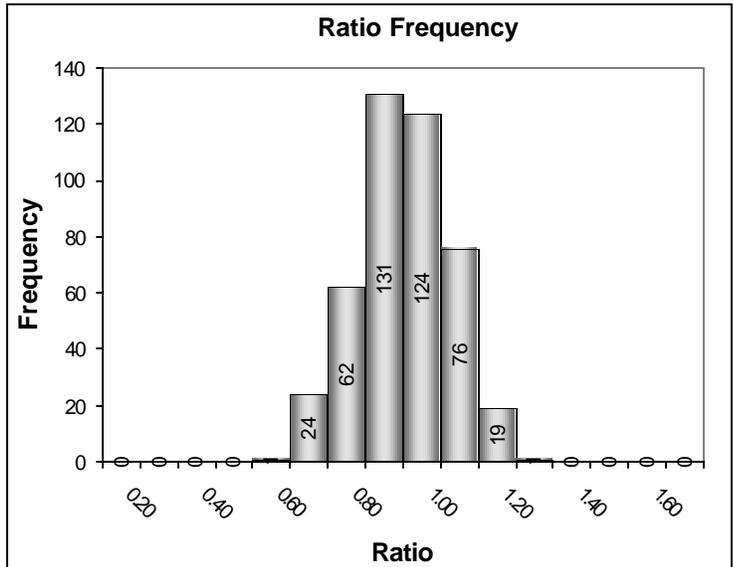
Small Lot (<3000 SF)	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	419	0.879	0.981	11.6%	0.968	0.993
Y	19	1.039	1.001	-3.6%	0.959	1.043
High Grade (Grade>8)	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	419	0.890	0.981	10.2%	0.969	0.994
Y	19	0.815	0.984	20.8%	0.923	1.045

# Annual Update Ratio Study Report (Before)

## 2004 Assessments

<b>District/Team:</b> West Central Team 3	<b>Lien Date:</b> 01/01/2004	<b>Date of Report:</b> 5/26/2005	<b>Sales Dates:</b> 1/2003 - 12/2004
<b>Area</b> 76 - S. Central West Seattle	<b>Appr ID:</b> CCHR	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> No

<b>SAMPLE STATISTICS</b>	
<i>Sample size (n)</i>	438
<i>Mean Assessed Value</i>	295,800
<i>Mean Sales Price</i>	334,400
<i>Standard Deviation AV</i>	75.827
<i>Standard Deviation SP</i>	104.795
<b>ASSESSMENT LEVEL</b>	
<i>Arithmetic Mean Ratio</i>	0.903
<i>Median Ratio</i>	0.902
<i>Weighted Mean Ratio</i>	0.885
<b>UNIFORMITY</b>	
<i>Lowest ratio</i>	0.591
<i>Highest ratio:</i>	1.202
<i>Coefficient of Dispersion</i>	10.82%
<i>Standard Deviation</i>	0.121
<i>Coefficient of Variation</i>	13.41%
<i>Price Related Differential (PRD)</i>	1.021
<b>RELIABILITY</b>	
<b>95% Confidence: Median</b>	
<i>Lower limit</i>	0.889
<i>Upper limit</i>	0.918
<b>95% Confidence: Mean</b>	
<i>Lower limit</i>	0.892
<i>Upper limit</i>	0.915
<b>SAMPLE SIZE EVALUATION</b>	
<i>N (population size)</i>	3267
<i>B (acceptable error - in decimal)</i>	0.05
<i>S (estimated from this sample)</i>	0.121
<b>Recommended minimum:</b>	23
<i>Actual sample size:</i>	438
<b>Conclusion:</b>	OK
<b>NORMALITY</b>	
<b>Binomial Test</b>	
<i># ratios below mean:</i>	222
<i># ratios above mean:</i>	216
<i>z:</i>	0.287
<b>Conclusion:</b>	Normal*
<i>*i.e. no evidence of non-normality</i>	



**COMMENTS:**

1 to 3 Unit Residences throughout Area 76

# Annual Update Ratio Study Report (After)

## 2005 Assessments

<b>District/Team:</b> West Central Team 3	<b>Lien Date:</b> 01/01/2005	<b>Date of Report:</b> 5/26/2005	<b>Sales Dates:</b> 1/2003 - 12/2004
<b>Area</b> 76 - S. Central West Seattle	<b>Appr ID:</b> CCHR	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> No

SAMPLE STATISTICS	
Sample size (n)	438
Mean Assessed Value	328,300
Mean Sales Price	334,400
Standard Deviation AV	91,163
Standard Deviation SP	104,795

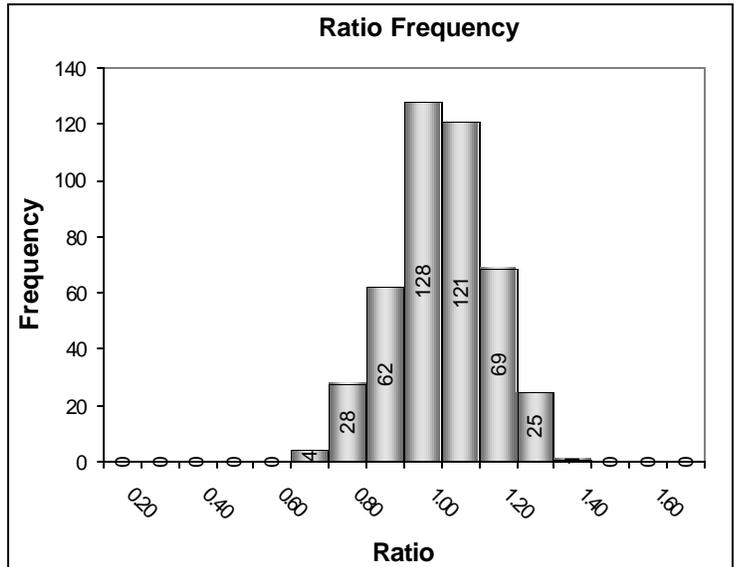
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.998
Median Ratio	0.999
Weighted Mean Ratio	0.982

UNIFORMITY	
Lowest ratio	0.654
Highest ratio:	1.333
Coefficient of Dispersion	10.42%
Standard Deviation	0.130
Coefficient of Variation	12.98%
Price Related Differential (PRD)	1.017

RELIABILITY	
<b>95% Confidence: Median</b>	
Lower limit	0.985
Upper limit	1.018
<b>95% Confidence: Mean</b>	
Lower limit	0.986
Upper limit	1.011

SAMPLE SIZE EVALUATION	
N (population size)	3267
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.130
Recommended minimum:	27
Actual sample size:	438
Conclusion:	OK

NORMALITY	
<b>Binomial Test</b>	
# ratios below mean:	219
# ratios above mean:	219
z:	0.000
Conclusion:	Normal*
*i.e. no evidence of non-normality	



### COMMENTS:

1 to 3 Unit Residences throughout Area 76

Both assessment level and uniformity have been improved by application of the recommended values.

## ***Glossary for Improved Sales***

### **Condition: Relative to Age and Grade**

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

### **Residential Building Grades**

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

**Improved Sales Used in this Annual Update Analysis  
Area 76  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
1	431920	0695	5/27/2004	155000	790	0	5	1916	3	8372	N	N	7317 35TH AV SW
1	249020	0321	1/23/2003	195000	530	0	6	1912	4	4000	Y	N	7612 41ST AV SW
1	249320	0025	8/14/2003	230000	560	150	6	1927	5	4288	Y	N	4201 SW THISTLE ST
1	269560	0340	7/3/2003	224950	640	0	6	1942	4	5200	N	N	8011 37TH AV SW
1	984230	0118	7/21/2003	222000	650	0	6	1943	4	4155	N	N	3725 SW SOUTHERN ST
1	249120	0850	4/3/2003	232000	720	0	6	1923	4	6008	N	N	9042 36TH AV SW
1	352403	9031	12/7/2004	269950	720	0	6	1948	2	4182	N	N	3621 SW DONOVAN ST
1	984230	0350	2/3/2003	222000	750	0	6	1951	4	4158	N	N	3728 SW THISTLE ST
1	249320	0290	7/29/2003	205990	770	0	6	1948	3	3600	N	N	8423 40TH AV SW
1	249220	0610	7/17/2003	200000	780	0	6	1942	3	4080	N	N	3532 SW IDA ST
1	006500	0100	1/27/2003	263000	790	240	6	1925	4	6042	Y	N	6522 36TH AV SW
1	249020	0165	6/25/2004	285000	790	0	6	1911	3	5100	N	N	3937 SW AUSTIN ST
1	249220	0975	6/25/2003	249950	800	0	6	1941	5	4080	N	N	3724 SW HOLDEN ST
1	249220	0266	11/6/2003	274900	810	400	6	1910	3	6120	Y	N	3726 SW AUSTIN ST
1	178150	0335	10/17/2003	230000	820	0	6	1911	4	7790	N	N	3738 SW CLOVERDALE ST
1	249020	0335	9/16/2004	290000	830	0	6	1918	3	5100	N	N	3942 SW HOLDEN ST
1	301330	1020	7/16/2003	239950	830	0	6	1918	3	6296	Y	N	3929 SW ELMGROVE ST
1	923890	1495	5/9/2004	279975	850	0	6	1951	3	5100	N	N	4140 SW AUSTIN ST
1	563750	0205	8/4/2004	257000	890	200	6	1921	3	7239	N	N	6502 40TH AV SW
1	249220	0860	11/17/2004	291812	900	0	6	1920	5	4080	N	N	3723 SW IDA ST
1	249320	0260	10/13/2003	233000	920	0	6	1910	5	4850	Y	N	4011 SW THISTLE ST
1	029300	0159	10/7/2004	266100	930	150	6	1947	3	7436	N	N	7721 36TH AV SW
1	249020	0555	3/3/2003	310000	940	0	6	1915	4	5100	N	N	3941 SW PORTLAND ST
1	431820	0195	9/23/2003	299900	970	620	6	1914	4	6300	N	N	4259 SW OHELLO ST
1	006500	0210	12/31/2003	275000	1010	0	6	1924	4	6417	N	N	6528 37TH AV SW
1	249220	0080	8/5/2003	284950	1030	0	6	1926	3	4320	N	N	7516 37TH AV SW
1	923890	1050	5/25/2004	389000	1040	0	6	1918	5	4769	N	N	4112 SW KENYON ST
1	006500	0215	5/26/2004	323000	1090	310	6	1918	4	6418	N	N	6522 37TH AV SW
1	269560	0010	5/24/2004	233500	1120	0	6	1930	2	3475	N	N	7912 39TH AV SW
1	431920	0565	6/23/2003	315000	1150	0	6	1912	5	8314	N	N	7113 35TH AV SW

**Improved Sales Used in this Annual Update Analysis**  
**Area 76**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
1	431770	0085	8/19/2004	345000	1180	0	6	1920	3	10656	N	N	4144 SW ORCHARD ST
1	249020	0270	6/25/2003	300000	1230	360	6	1976	3	5100	N	N	3921 SW IDA ST
1	262403	9043	7/29/2003	320000	1230	0	6	1914	5	7369	N	N	4204 SW MYRTLE ST
1	563750	0215	6/16/2004	365000	1350	0	6	1919	4	6000	N	N	6512 40TH AV SW
1	006500	0270	11/5/2003	275000	1400	0	6	1912	4	6500	N	N	6527 37TH AV SW
1	431770	0215	2/11/2004	273000	650	100	7	1914	4	9051	N	N	4008 SW OTHELLO ST
1	249020	0295	9/4/2003	244950	680	660	7	1923	4	5100	N	N	3947 SW IDA ST
1	984230	0545	2/3/2004	215000	690	350	7	1942	3	4126	N	N	3543 SW SOUTHERN ST
1	178150	0012	8/22/2003	231000	720	0	7	1941	4	5075	N	N	3707 SW THISTLE ST
1	249120	0205	8/17/2004	255000	720	0	7	1947	4	6417	N	N	8837 36TH AV SW
1	249220	0745	7/27/2004	297000	720	400	7	1943	3	4080	N	N	3620 SW HOLDEN ST
1	249320	0305	11/22/2004	295500	720	340	7	1947	4	3200	N	N	8435 40TH AV SW
1	984230	0075	7/23/2004	228000	720	0	7	1943	3	4956	N	N	8119 37TH AV SW
1	984230	0080	4/28/2003	220000	720	130	7	1943	3	4924	N	N	8113 37TH AV SW
1	984230	0325	3/25/2003	202000	720	0	7	1944	3	5181	N	N	3712 SW THISTLE ST
1	249220	0260	3/27/2003	300000	740	520	7	1945	5	4080	Y	N	3730 SW AUSTIN ST
1	269560	0480	10/8/2003	285000	750	750	7	1941	4	4983	N	N	8107 37TH AV SW
1	269560	0490	11/19/2003	292500	750	750	7	1941	4	4899	N	N	8106 37TH AV SW
1	271910	0135	6/4/2003	304000	760	140	7	1926	4	5900	Y	N	6547 40TH AV SW
1	301330	0421	10/1/2004	309900	760	460	7	1942	2	4886	N	N	8216 CALIFORNIA AV SW
1	249020	0250	9/14/2004	317500	770	0	7	1943	3	5100	N	N	3903 SW IDA ST
1	249120	0160	9/5/2003	249950	770	0	7	1944	3	6417	N	N	8836 37TH AV SW
1	923890	1025	11/24/2004	261000	770	0	7	1942	4	4236	N	N	4136 SW KENYON ST
1	249020	0595	6/4/2004	280000	780	0	7	1942	4	5100	N	N	3936 SW KENYON ST
1	249220	0985	8/1/2003	249950	780	0	7	1941	5	4080	N	N	3716 SW HOLDEN ST
1	301330	0805	7/28/2004	299500	780	0	7	1927	4	4199	N	N	3918 SW MONROE ST
1	563750	0145	8/26/2003	280000	780	0	7	1920	3	6250	N	N	6516 41ST AV SW
1	249120	0118	3/12/2003	257900	790	790	7	1950	3	4806	N	N	3509 SW TRENTON ST
1	249220	0035	12/16/2003	190000	790	0	7	1942	3	4400	N	N	3525 SW WEBSTER ST
1	984230	0355	11/22/2004	214500	790	290	7	1947	4	4161	N	N	3734 SW THISTLE ST
1	006500	0080	11/25/2003	302650	800	530	7	1941	3	6038	Y	N	6542 36TH AV SW

**Improved Sales Used in this Annual Update Analysis  
Area 76  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
1	249220	0590	2/20/2003	277500	800	0	7	1916	3	6120	N	N	3542 SW IDA ST
1	301330	0300	7/19/2003	270100	800	0	7	1944	5	5732	N	N	4141 SW ELMGROVE ST
1	301330	0300	3/31/2004	287000	800	0	7	1944	5	5732	N	N	4141 SW ELMGROVE ST
1	923890	0980	6/9/2004	323000	800	0	7	1944	3	5100	Y	N	4137 SW PORTLAND ST
1	249220	0515	4/18/2004	273400	810	350	7	1945	5	4080	N	N	3525 SW AUSTIN ST
1	249320	0280	3/19/2004	269000	810	480	7	1950	4	3200	N	N	8415 40TH AV SW
1	923890	1150	6/11/2004	315000	810	120	7	1944	4	5100	N	N	4132 SW PORTLAND ST
1	249020	0240	8/23/2004	264500	820	0	7	1942	4	5100	N	N	3906 SW IDA ST
1	006500	0115	10/12/2004	310950	830	800	7	1945	4	5968	N	N	6502 36TH AV SW
1	150480	0005	1/24/2003	276000	830	470	7	1942	4	6953	N	N	9047 37TH AV SW
1	178200	0180	7/27/2004	255750	830	0	7	1942	4	5100	N	N	3617 SW CLOVERDALE ST
1	178200	0220	12/17/2003	275674	830	620	7	1942	5	5425	N	N	8633 36TH AV SW
1	178250	0090	6/10/2004	269000	830	0	7	1942	4	7011	N	N	3606 SW CLOVERDALE ST
1	269560	0290	5/20/2003	237000	830	500	7	1950	4	5512	N	N	3541 SW MONROE ST
1	178150	0060	8/8/2003	229900	840	0	7	1941	4	4568	N	N	3735 SW THISTLE ST
1	178250	0050	12/29/2003	304500	840	0	7	1942	4	4600	N	N	8522 37TH AV SW
1	269560	0115	3/5/2003	275000	840	570	7	1948	4	4494	N	N	3701 SW KENYON ST
1	984230	0485	10/15/2004	280000	840	0	7	1939	4	7372	N	N	3522 SW THISTLE ST
1	269560	0375	4/14/2004	231000	850	0	7	1949	3	5225	N	N	3723 SW MONROE ST
1	269560	0445	10/18/2004	330000	850	0	7	1942	5	5114	N	N	3735 SW ELMGROVE ST
1	923890	1070	6/5/2003	304500	850	300	7	1941	4	5100	Y	N	4107 SW HOLDEN ST
1	178200	0015	7/9/2004	219000	860	0	7	1942	4	6860	N	N	8411 35TH AV SW
1	178200	0090	11/23/2004	228500	860	0	7	1942	4	5250	N	N	8613 35TH AV SW
1	178250	0120	8/20/2003	284950	860	0	7	1942	4	4600	N	N	8437 36TH AV SW
1	301330	0355	8/24/2004	289950	860	0	7	1944	4	4246	Y	N	4142 SW SOUTHERN ST
1	112100	0155	9/30/2004	335700	870	0	7	1945	3	6307	Y	N	6721 36TH AV SW
1	112100	0220	6/22/2004	294000	870	0	7	1929	3	6297	Y	N	6754 37TH AV SW
1	249020	0395	3/31/2004	324950	870	0	7	1941	4	5100	N	N	3917 SW HOLDEN ST
1	269560	0180	9/10/2004	206000	880	0	7	1949	4	4264	N	N	3525 SW KENYON ST
1	249020	0475	1/2/2004	301000	900	0	7	1941	4	5100	N	N	3920 SW PORTLAND ST
1	301330	0490	2/18/2004	325000	900	460	7	1942	4	4244	Y	N	4138 SW ROSE ST

**Improved Sales Used in this Annual Update Analysis  
Area 76  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
1	431920	0649	3/31/2004	260000	900	900	7	1948	4	3989	Y	N	3520 SW WEBSTER ST
1	923890	1155	9/5/2003	270000	910	230	7	1944	5	5100	N	N	4126 SW PORTLAND ST
1	923890	1490	7/14/2003	325000	910	500	7	1949	3	5125	Y	N	7518 CALIFORNIA AV SW
1	984230	0200	2/24/2003	252500	910	0	7	1951	4	4688	N	N	3740 SW ROSE ST
1	984230	0560	11/1/2004	290000	910	220	7	1950	3	6695	N	N	3533 SW SOUTHERN ST
1	029300	0088	2/20/2003	289950	920	450	7	1947	4	6383	N	N	7717 37TH AV SW
1	178200	0150	4/15/2004	270000	920	0	7	1942	3	5000	N	N	8620 36TH AV SW
1	271910	0265	5/22/2003	320000	920	0	7	1922	3	6060	Y	N	6707 39TH AV SW
1	301330	1015	5/13/2003	290000	920	200	7	1957	4	4201	Y	N	3935 SW ELMGROVE ST
1	178250	0130	11/3/2004	285000	930	0	7	1942	3	4600	N	N	8427 36TH AV SW
1	271910	0180	11/2/2004	322000	930	290	7	1942	4	6297	Y	N	3922 SW HOLLY ST
1	923890	0990	5/5/2004	335000	930	0	7	1924	5	5408	Y	N	7800 CALIFORNIA AV SW
1	269560	0135	7/14/2004	282900	940	0	7	1948	5	4472	N	N	7910 37TH AV SW
1	029300	0087	6/20/2003	305000	950	450	7	1947	4	6383	N	N	7711 37TH AV SW
1	178150	0165	7/26/2004	306000	950	780	7	1944	4	4725	N	N	3723 SW SULLIVAN ST
1	178150	0415	6/9/2004	339000	950	470	7	1974	4	7140	Y	N	3724 SW DONOVAN ST
1	178200	0070	7/13/2004	238000	950	0	7	1942	3	6860	N	N	8465 35TH AV SW
1	262403	9107	5/18/2004	426915	950	170	7	1924	5	5508	Y	N	7015 39TH AV SW
1	301330	0790	8/14/2003	277000	950	450	7	1955	4	8390	N	N	3924 SW MONROE ST
1	563750	0080	3/21/2003	251000	950	0	7	1951	4	6250	N	N	6516 42ND AV SW
1	178150	0073	2/11/2003	240950	960	740	7	1949	4	4060	Y	N	3749 SW THISTLE ST
1	249320	0385	10/8/2003	436000	960	1086	7	1980	4	5100	Y	N	8428 41ST AV SW
1	249320	0500	9/16/2003	262500	960	360	7	1943	4	4800	Y	N	8517 39TH AV SW
1	249220	0200	12/16/2004	355000	970	650	7	1951	3	4007	Y	N	3729 SW WEBSTER ST
1	301330	0015	9/23/2004	330000	980	580	7	1941	5	6108	N	N	7912 CALIFORNIA AV SW
1	301330	0505	8/15/2003	310000	980	940	7	1913	5	4236	Y	N	4126 SW ROSE ST
1	301330	1055	9/22/2004	340000	980	370	7	1941	4	8365	N	N	8103 39TH AV SW
1	301330	1515	5/13/2003	285000	980	750	7	1941	4	4194	Y	N	4000 SW THISTLE ST
1	984230	0410	5/4/2003	279000	980	550	7	1951	3	4743	N	N	3537 SW ROSE ST
1	984230	0605	9/24/2004	255000	980	440	7	1950	4	6605	N	N	8203 35TH AV SW
1	178200	0195	10/8/2004	255000	990	0	7	1942	5	5880	N	N	8607 36TH AV SW

**Improved Sales Used in this Annual Update Analysis**  
**Area 76**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
1	249320	0220	8/17/2004	420000	1000	500	7	1955	4	4300	Y	N	8474 42ND AV SW
1	923890	1275	12/12/2003	310000	1000	0	7	1914	4	5100	N	N	4132 SW HOLDEN ST
1	984230	0290	9/24/2004	322500	1000	600	7	1950	4	4244	N	N	3715 SW ROSE ST
1	249220	0040	12/11/2003	280000	1010	700	7	1952	4	5833	N	N	3529 SW WEBSTER ST
1	301330	1095	11/10/2004	302500	1010	510	7	1953	4	4206	Y	N	3940 SW SOUTHERN ST
1	029300	0079	4/25/2003	250000	1020	400	7	1947	3	9279	N	N	3723 SW HOLDEN ST
1	923890	0995	11/21/2003	315000	1020	280	7	1940	5	5400	Y	N	7806 CALIFORNIA AV SW
1	249120	0105	3/9/2004	284950	1030	570	7	1925	5	6052	N	N	8817 35TH AV SW
1	352590	0025	5/20/2004	460000	1030	200	7	1926	4	6000	Y	N	6924 HEIGHTS PL SW
1	984230	0735	4/30/2003	223950	1030	300	7	1951	3	6359	N	N	8111 35TH AV SW
1	563750	0075	10/29/2003	259950	1038	228	7	2003	3	1405	N	N	6514 B 42ND AV SW
1	249120	0835	6/2/2004	255000	1040	0	7	1956	3	5053	N	N	9026 36TH AV SW
1	249320	0170	3/4/2003	291500	1040	0	7	1941	4	6147	Y	N	8409 41ST AV SW
1	431820	0245	10/1/2004	414000	1040	900	7	1912	4	5883	N	N	7358 CALIFORNIA AV SW
1	249120	0345	12/3/2003	229500	1050	0	7	1942	3	5134	N	N	8837 37TH AV SW
1	178200	0020	11/18/2003	227000	1060	0	7	1942	3	6860	N	N	8417 35TH AV SW
1	271910	0360	11/17/2004	392000	1070	190	7	1941	5	6077	Y	N	6726 42ND AV SW
1	112100	0570	5/11/2004	495000	1080	360	7	1941	3	6077	Y	N	6700 39TH AV SW
1	178150	0180	3/30/2004	295000	1080	0	7	1944	3	4725	N	N	3737 SW SULLIVAN ST
1	249120	0010	7/24/2003	265000	1080	560	7	1943	4	5619	N	N	3515 SW TRENTON ST
1	249120	0130	1/3/2003	263500	1080	500	7	1943	4	4026	N	N	3621 SW TRENTON ST
1	249120	0130	4/28/2004	299000	1080	500	7	1943	4	4026	N	N	3621 SW TRENTON ST
1	249120	0335	10/6/2003	230000	1080	0	7	1942	4	5132	N	N	8841 37TH AV SW
1	352403	9027	7/10/2003	315000	1080	760	7	1954	4	5110	N	N	3610 SW DONOVAN ST
1	923890	1350	4/18/2003	301500	1080	0	7	1955	4	5100	Y	N	4143 SW AUSTIN ST
1	029300	0068	11/17/2003	335000	1090	550	7	1948	4	7437	N	N	7736 38TH AV SW
1	112100	0066	8/18/2004	389000	1090	220	7	1950	3	6651	N	N	6756 36TH AV SW
1	249120	0005	11/15/2004	267000	1090	780	7	1943	4	5768	N	N	3521 SW TRENTON ST
1	431920	0730	4/25/2003	299000	1090	200	7	1912	4	6967	N	N	7314 39TH AV SW
1	271910	0385	3/5/2004	433000	1100	0	7	1941	4	5900	Y	N	6707 41ST AV SW
1	301330	1410	11/19/2003	252000	1100	0	7	1942	4	5868	Y	N	3919 SW ROSE ST

**Improved Sales Used in this Annual Update Analysis**  
**Area 76**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
1	984230	0036	8/26/2003	241000	1120	0	7	1964	3	4163	N	N	3738 SW SOUTHERN ST
1	984230	0415	5/25/2004	299500	1130	550	7	1952	3	4738	N	N	3533 SW ROSE ST
1	029300	0067	5/15/2003	274000	1140	510	7	1948	4	7437	N	N	7742 38TH AV SW
1	029300	0130	8/5/2004	282500	1140	480	7	1911	5	7436	N	N	7724 37TH AV SW
1	029300	0201	5/21/2003	295000	1140	500	7	1955	3	6383	N	N	7720 36TH AV SW
1	178200	0250	2/21/2003	233255	1140	0	7	1942	4	5100	N	N	3624 SW TRENTON ST
1	249220	0770	10/3/2003	306500	1140	0	7	1919	3	4080	N	N	3600 SW HOLDEN ST
1	984230	0010	6/9/2004	285000	1150	0	7	1941	4	4795	N	N	3756 SW SOUTHERN ST
1	178150	0175	10/12/2004	327999	1160	400	7	1944	4	4725	N	N	3733 SW SULLIVAN ST
1	269560	0065	4/7/2004	298700	1170	600	7	1950	3	7942	N	N	3730 SW MONROE ST
1	249020	0025	11/6/2003	427000	1180	390	7	1957	4	5100	N	N	3921 SW WEBSTER ST
1	301330	0125	8/5/2003	338000	1180	0	7	1910	3	6345	Y	N	4114 SW MONROE ST
1	178150	0265	3/25/2004	295000	1200	0	7	1944	4	5052	N	N	3707 SW TILLMAN ST
1	248920	0145	3/15/2003	360000	1200	0	7	1956	4	5353	Y	N	6928 38TH AV SW
1	271910	0054	9/26/2003	296000	1200	430	7	1997	3	1732	N	N	6548B 42ND AV SW
1	150480	0020	3/21/2003	289700	1210	600	7	1998	3	4500	N	N	3710 SW BARTON ST
1	178200	0225	5/25/2004	277000	1210	0	7	1942	4	5205	N	N	8639 36TH AV SW
1	249020	0140	12/16/2003	315000	1210	540	7	1963	4	4590	N	N	3915 SW AUSTIN ST
1	249320	0355	4/18/2003	358450	1210	580	7	1975	5	3563	Y	N	8452 41ST AV SW
1	271660	0120	2/17/2004	390000	1210	150	7	1937	4	7274	Y	N	6764 41ST AV SW
1	301330	1005	11/11/2003	312000	1210	500	7	1978	3	6306	Y	N	3939 SW ELMGROVE ST
1	249120	0185	4/21/2004	335000	1230	890	7	1955	4	6408	N	N	3604 SW HENDERSON ST
1	249120	0855	2/6/2003	248500	1230	0	7	1950	3	6006	N	N	9046 36TH AV SW
1	006500	0335	9/25/2003	375500	1240	640	7	1977	4	6334	N	N	6502 38TH AV SW
1	984230	0636	5/11/2004	330000	1240	1010	7	1958	5	4117	N	N	3526 SW ROSE ST
1	984230	0636	10/5/2004	341000	1240	1010	7	1958	5	4117	N	N	3526 SW ROSE ST
1	984230	0655	11/14/2003	294000	1240	980	7	1958	4	4128	N	N	3542 SW ROSE ST
1	249220	0205	5/19/2004	345000	1260	270	7	1948	4	4977	Y	N	3733 SW WEBSTER ST
1	269560	0355	8/23/2004	331000	1260	1000	7	1942	4	5225	N	N	3712 SW ELMGROVE ST
1	150480	0030	7/28/2004	345200	1270	600	7	1998	3	4500	N	N	3724 SW BARTON ST
1	178150	0373	7/3/2003	292500	1270	400	7	1943	4	6731	N	N	3711 SW CLOVERDALE ST

**Improved Sales Used in this Annual Update Analysis  
Area 76  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
1	269560	0225	2/12/2004	275000	1270	550	7	1964	3	4982	N	N	3509 SW MONROE ST
1	269560	0230	2/18/2004	263000	1300	0	7	1928	4	4960	N	N	8007 35TH AV SW
1	563750	0110	4/1/2003	285000	1300	0	7	1949	4	6000	N	N	6513 41ST AV SW
1	249020	0076	2/24/2004	291950	1320	480	7	1961	3	4964	N	N	3944 SW AUSTIN ST
1	301330	0650	5/18/2004	412000	1340	950	7	1957	4	4229	Y	N	4114 SW THISTLE ST
1	112100	0080	8/5/2004	420000	1350	0	7	1990	3	5327	Y	N	6736 36TH AV SW
1	249020	0175	11/20/2003	349000	1350	780	7	1984	3	5100	Y	N	3947 SW AUSTIN ST
1	249220	0715	12/24/2003	320000	1360	0	7	1926	3	4080	N	N	3539 SW IDA ST
1	249120	0755	3/19/2003	328500	1420	0	7	1925	4	6399	N	N	9007 36TH AV SW
1	006500	0305	11/10/2003	620000	1440	1200	7	1966	4	6550	Y	N	6532 38TH AV SW
1	029300	0021	4/20/2004	499950	1440	714	7	1955	4	6384	N	N	7720 39TH AV SW
1	029300	0114	8/26/2003	319000	1440	660	7	1948	4	7437	N	N	7743 37TH AV SW
1	269560	0530	6/18/2003	258500	1440	0	7	1926	4	6598	N	N	8103 35TH AV SW
1	271910	0215	9/1/2004	571000	1440	0	7	1927	5	6297	Y	N	6702 40TH AV SW
1	301330	0110	5/23/2003	345000	1440	500	7	1948	3	4769	Y	N	4130 SW MONROE ST
1	249220	0300	4/14/2004	415000	1460	0	7	1913	5	4080	Y	N	3702 SW AUSTIN ST
1	431920	0209	12/31/2003	407500	1460	600	7	1977	4	8251	N	N	3811 SW ORCHARD ST
1	431920	0485	7/8/2004	396000	1500	0	7	1928	3	9100	N	N	7208 36TH AV SW
1	248920	0140	7/15/2003	450000	1510	0	7	1943	4	5565	Y	N	6924 38TH AV SW
1	112100	0180	6/28/2004	467500	1540	0	7	1929	4	6303	Y	N	6739 36TH AV SW
1	178150	0160	9/19/2003	340000	1560	1010	7	1997	3	4725	N	N	3717 SW SULLIVAN ST
1	248920	0250	6/21/2004	475000	1560	0	7	1924	4	6300	N	N	6910 37TH AV SW
1	431920	0705	3/5/2004	290000	1590	0	7	1980	3	8376	N	N	7307 35TH AV SW
1	352590	0070	8/31/2003	470000	1660	710	7	1982	4	4551	Y	N	6755 41ST AV SW
1	249120	0220	7/21/2003	250000	1700	0	7	1948	3	6425	N	N	8821 36TH AV SW
1	006500	0280	8/19/2004	415000	1800	1000	7	1947	4	6550	Y	N	6537 37TH AV SW
1	431820	0175	12/9/2003	410500	1820	340	7	1979	4	8500	N	N	7333 40TH AV SW
1	431920	0795	2/23/2004	313500	1880	510	7	1941	3	6960	Y	N	3609 SW OTHELLO ST
1	984230	0140	12/27/2004	460500	1910	240	7	1928	4	5699	N	N	3707 SW SOUTHERN ST
1	923890	1480	6/4/2004	390000	1970	0	7	1924	3	4882	N	N	7510 CALIFORNIA AV SW
1	006500	0320	9/20/2004	631950	2140	200	7	1999	3	6550	Y	N	6516 38TH AV SW

**Improved Sales Used in this Annual Update Analysis  
Area 76  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
1	112100	0290	5/11/2004	565000	2180	0	7	1992	3	6540	Y	N	6717 37TH AV SW
1	271660	0109	11/16/2004	531000	900	710	8	1948	4	7218	Y	N	6751 40TH AV SW
1	301330	0220	4/29/2004	374000	1000	770	8	1951	4	4166	Y	N	8009 41ST AV SW
1	249020	0565	10/9/2003	298000	1060	100	8	1950	4	5100	Y	N	3951 SW PORTLAND ST
1	006500	0425	7/17/2003	425000	1070	450	8	1958	2	6646	Y	N	6615 38TH AV SW
1	112100	0047	4/15/2003	296000	1160	310	8	1951	3	6779	Y	N	6739 35TH AV SW
1	271910	0416	5/1/2003	334950	1170	430	8	1962	4	5470	Y	N	6723 42ND AV SW
1	150480	0060	5/10/2004	370000	1210	610	8	1950	4	6750	Y	N	9036 38TH AV SW
1	249320	0360	11/1/2003	425000	1230	630	8	1946	4	7753	Y	N	8444 41ST AV SW
1	006500	0415	3/7/2003	461000	1240	650	8	1947	4	6540	Y	N	6607 38TH AV SW
1	271660	0170	4/10/2003	525000	1250	550	8	1940	3	9851	Y	N	3916 SW FRONTENAC ST
1	178150	0314	1/22/2003	289950	1280	1000	8	1948	4	4736	N	N	3755 SW TILLMAN ST
1	431820	0160	6/5/2003	400000	1300	0	8	1952	3	9350	Y	N	7319 40TH AV SW
1	271660	0185	12/27/2004	570000	1330	780	8	1956	4	6639	Y	N	6914 40TH AV SW
1	984230	0190	2/25/2004	429950	1430	300	8	1964	4	4161	N	N	3732 SW ROSE ST
1	923890	1180	12/19/2003	545000	1450	860	8	1999	3	5103	N	N	7711 41ST AV SW
1	271910	0085	10/27/2004	400000	1480	1130	8	1958	5	11800	Y	N	6535 41ST AV SW
1	248920	0335	6/14/2004	660250	1510	0	8	1927	4	9450	Y	N	3605 SW WILLOW ST
1	262403	9067	8/20/2004	650000	1550	0	8	1976	3	6753	Y	N	4117 SW FRONTENAC ST
1	563750	0240	1/20/2004	440000	1570	920	8	1990	4	6057	N	N	6525 39TH AV SW
1	352590	0040	1/15/2003	435000	1650	0	8	1927	4	5085	Y	N	6914 HEIGHTS PL SW
1	248920	0020	2/20/2003	605000	1850	720	8	1991	3	8500	Y	N	3817 SW MYRTLE ST
1	249220	0465	1/6/2004	553000	1870	0	8	1924	3	6630	Y	N	3702 SW IDA ST
1	249320	0010	10/21/2003	495000	2060	510	8	1989	3	4288	Y	N	4218 SW SULLIVAN ST
1	431920	0325	5/30/2003	465000	2070	200	8	1946	4	9000	Y	N	7237 36TH AV SW
1	249020	0190	6/24/2004	475000	2090	0	8	1989	3	4845	Y	N	3958 SW IDA ST
1	301330	0385	4/23/2004	504950	2146	0	8	2004	3	7398	Y	N	4110 SW SOUTHERN ST
1	006500	0180	12/9/2003	405000	2160	550	8	1994	3	5381	Y	N	6552 37TH AV SW
1	269560	0205	5/28/2004	375000	2230	0	8	2004	3	3751	N	N	3518 SW MONROE ST
1	301330	1320	3/7/2003	565000	2330	0	8	1999	3	5864	Y	N	3912 SW ROSE ST
1	269560	0207	11/5/2003	389500	2330	0	8	2003	3	4389	N	N	3520 SW MONROE ST

**Improved Sales Used in this Annual Update Analysis**  
**Area 76**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
1	249320	0230	3/28/2003	460000	2400	0	8	2002	3	5451	Y	N	4031 SW THISTLE ST
1	249320	0185	2/3/2004	735000	2570	770	8	2003	3	5499	Y	N	8425 41ST AV SW
1	249120	0711	4/28/2003	440000	2760	0	8	1999	3	5752	N	N	3610 SW BARTON ST
1	249320	0340	8/3/2004	560000	1570	900	9	1951	5	8200	Y	N	8462 41ST AV SW
1	249220	0090	6/5/2003	440000	1860	300	9	2000	3	4080	Y	N	3548 SW AUSTIN ST
1	301330	0885	2/18/2004	477000	1860	0	9	2004	3	4189	N	N	3915 SW MONROE ST
1	249320	0146	6/9/2004	484500	1970	0	9	1991	3	5100	Y	N	8414 42ND AV SW
1	248920	0070	7/10/2003	650000	2220	190	9	1990	3	6000	Y	N	6932 39TH AV SW
1	249220	0190	5/24/2004	650000	2360	870	9	2004	3	4052	Y	N	3723 SW WEBSTER ST
1	112100	0400	6/10/2004	850000	2370	430	9	2004	3	6343	Y	N	6707 38TH AV SW
1	301330	0315	9/15/2004	600000	2408	0	9	2004	3	5617	N	N	4131 SW ELMGROVE ST
1	249220	0463	3/15/2004	655000	2480	500	9	2004	3	4072	N	N	3708 SW IDA ST
1	249220	0463	12/8/2004	695000	2480	500	9	2004	3	4072	N	N	3708 SW IDA ST
1	249020	0600	5/27/2004	700963	2800	1280	9	2004	3	5100	N	N	3930 SW KENYON ST
1	249020	0570	6/9/2004	678000	3110	1000	9	1992	3	5100	Y	N	7804 41ST AV SW
1	923890	1040	11/19/2003	600000	2490	960	10	2003	3	4556	Y	N	4122 SW KENYON ST
1	431920	0475	3/3/2004	669500	2790	790	10	2003	3	9100	N	N	7118 36TH AV SW
1	431920	0480	4/13/2004	680000	2790	790	10	2003	3	9100	N	N	7122 36TH AV SW
8	129130	0035	5/2/2003	130000	640	0	5	1923	4	4720	N	N	5627 35TH AV SW
8	129130	0035	2/6/2004	153000	640	0	5	1923	4	4720	N	N	5627 35TH AV SW
8	762570	3065	5/18/2004	295000	660	0	5	1922	4	6250	N	N	6018 41ST AV SW
8	731240	0130	10/27/2004	280000	820	0	5	1912	4	4800	N	N	5417 35TH AV SW
8	762570	3250	2/22/2003	220000	830	0	5	1919	3	6250	N	N	6047 42ND AV SW
8	234930	0215	6/17/2004	299000	530	530	6	1938	4	5080	N	N	5648 38TH AV SW
8	387490	0100	10/27/2004	240000	670	0	6	1919	3	7776	N	N	6302 36TH AV SW
8	762570	0116	6/26/2003	306000	670	0	6	1918	3	4000	N	N	3917 SW DAWSON ST
8	232403	9088	6/20/2003	228500	720	0	6	1944	3	5500	N	N	5052 FAUNTLEROY WY SW
8	387490	0170	7/26/2004	314500	730	0	6	1925	4	6400	N	N	6350 37TH AV SW
8	762570	3000	8/13/2004	299950	730	580	6	1942	3	5500	N	N	6037 FAUNTLEROY WY SW
8	246190	0625	5/22/2003	240000	750	120	6	1911	3	6250	N	N	5606 41ST AV SW
8	762570	3180	5/16/2003	229000	750	0	6	1980	3	4125	N	N	6020 42ND AV SW

**Improved Sales Used in this Annual Update Analysis  
Area 76  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
8	762570	3010	2/20/2003	256000	760	0	6	1942	4	5500	N	N	6047 FAUNTLEROY WY SW
8	762570	3015	8/10/2004	305000	760	0	6	1942	4	5500	N	N	6051 FAUNTLEROY WY SW
8	387490	0205	1/13/2003	245000	770	0	6	1947	4	5185	N	N	6318 37TH AV SW
8	612660	0935	5/21/2004	305000	770	720	6	1913	3	3406	N	N	4850 40TH AV SW
8	762570	0095	5/25/2004	215000	770	120	6	1912	3	3600	N	N	5228 40TH AV SW
8	006600	0235	9/9/2003	256620	810	0	6	1918	4	6300	N	N	5912 39TH AV SW
8	006600	0235	6/24/2004	295000	810	0	6	1918	4	6300	N	N	5912 39TH AV SW
8	129730	0025	10/16/2003	238500	810	0	6	1921	4	6000	N	N	5023 40TH AV SW
8	772360	0025	2/18/2004	200000	810	0	6	1941	4	4400	N	N	5211 35TH AV SW
8	762570	2705	10/31/2003	225000	820	0	6	1918	4	6250	N	N	5916 41ST AV SW
8	309500	0165	6/22/2004	318000	830	0	6	1920	4	5250	N	N	5009 36TH AV SW
8	246190	0445	9/10/2003	229500	850	0	6	1910	3	6000	N	N	5457 FAUNTLEROY WY SW
8	762570	2585	5/27/2003	229950	850	0	6	1917	3	6250	N	N	5916 42ND AV SW
8	387490	0090	6/9/2004	262000	860	0	6	1919	3	7772	N	N	6314 36TH AV SW
8	172580	0210	6/6/2003	208650	910	400	6	1928	3	2800	N	N	5253 35TH AV SW
8	246190	0825	7/21/2004	330000	910	0	6	1918	4	6000	N	N	5633 41ST AV SW
8	129730	0040	6/10/2003	272000	940	630	6	1911	4	6000	N	N	5039 40TH AV SW
8	246190	0810	5/19/2004	295000	950	0	6	1919	4	6000	N	N	5647 41ST AV SW
8	762570	0150	8/30/2004	239777	950	0	6	1912	4	6000	N	N	5227 40TH AV SW
8	309500	0215	4/21/2004	282000	960	960	6	1911	4	5250	N	N	5049 36TH AV SW
8	612660	1445	4/10/2003	285000	960	0	6	1947	4	5405	N	N	4832 38TH AV SW
8	528820	0475	3/31/2004	290000	1000	0	6	1911	4	4865	Y	N	4747 35TH AV SW
8	246190	0305	4/7/2003	226000	1020	0	6	1919	4	2580	N	N	4014 SW FINDLAY ST
8	246190	0790	6/23/2004	400000	1060	250	6	1917	4	6250	N	N	5652 42ND AV SW
8	762570	2990	11/23/2003	227000	1060	500	6	2003	3	2448	N	N	6027 FAUNTLEROY WY SW
8	762570	2970	8/7/2003	240000	1210	0	6	1942	2	5500	N	N	6007 FAUNTLEROY WY SW
8	246190	0685	5/25/2004	303000	1260	0	6	1921	3	6000	N	N	5653 40TH AV SW
8	082600	0315	7/17/2003	269950	1320	0	6	1980	3	5000	N	N	6318 41ST AV SW
8	731240	0020	7/20/2004	274000	1340	0	6	1918	3	5000	Y	N	5414 37TH AV SW
8	246190	0450	8/26/2003	285000	1380	0	6	1943	3	6000	N	N	5449 FAUNTLEROY WY SW
8	762570	2590	8/14/2003	280000	1400	120	6	1926	3	6250	N	N	5912 42ND AV SW

**Improved Sales Used in this Annual Update Analysis**  
**Area 76**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
8	762570	0345	10/22/2003	350000	1520	900	6	1908	4	6250	Y	N	5218 42ND AV SW
8	234930	0140	2/18/2003	287500	1570	0	6	1992	3	4800	N	N	5651 38TH AV SW
8	006600	0025	5/30/2003	305000	660	400	7	1925	3	6300	N	N	5915 37TH AV SW
8	082600	0365	4/29/2004	262950	700	150	7	1944	4	5000	N	N	6356 41ST AV SW
8	232403	9096	12/11/2003	179000	710	0	7	1943	3	4383	N	N	5020 FAUNTLEROY WY SW
8	762570	2765	6/22/2004	328500	720	180	7	1943	4	6000	N	N	5941 39TH AV SW
8	762570	3235	1/7/2004	295000	720	0	7	1916	4	6250	N	N	6031 42ND AV SW
8	762570	2995	2/23/2004	239500	760	700	7	2003	3	2063	N	N	6033 FAUNTLEROY WY SW
8	006600	0055	6/30/2004	329950	790	120	7	1944	3	6350	N	N	5947 37TH AV SW
8	006600	0060	11/9/2004	322500	790	120	7	1944	3	6400	N	N	5951 37TH AV SW
8	006600	0360	12/22/2003	295000	790	120	7	1943	4	6550	N	N	6006 39TH AV SW
8	006600	0405	6/2/2004	288000	790	0	7	1944	3	6500	N	N	6037 37TH AV SW
8	612660	0185	9/7/2004	293000	790	0	7	1927	4	4313	N	N	4736 38TH AV SW
8	006600	0400	12/11/2003	265000	800	550	7	1944	3	6500	N	N	6031 37TH AV SW
8	082600	0570	2/20/2004	362500	800	0	7	1943	3	5760	Y	N	6321 39TH AV SW
8	139430	0115	11/30/2004	359950	800	200	7	1944	4	6450	N	N	6052 37TH AV SW
8	757920	0675	7/14/2003	227500	800	0	7	1918	3	5750	N	N	4843 40TH AV SW
8	246190	0775	4/4/2003	295000	820	200	7	1918	4	6250	N	N	5636 42ND AV SW
8	762570	3175	8/5/2004	290000	820	0	7	1914	3	4125	N	N	6028 42ND AV SW
8	006600	0430	1/1/2004	288000	830	240	7	1943	4	6943	N	N	6056 38TH AV SW
8	172580	0220	7/9/2004	262000	860	200	7	1949	4	4400	N	N	5251 35TH AV SW
8	757920	1145	6/22/2003	275000	860	0	7	1918	4	5750	Y	N	4847 42ND AV SW
8	129730	0095	5/18/2003	242500	870	0	7	1951	4	6250	Y	N	5028 41ST AV SW
8	772360	0045	4/17/2003	229950	870	0	7	1918	4	5500	N	N	5225 35TH AV SW
8	172580	0165	6/7/2004	314000	880	220	7	1925	4	6250	N	N	5246 36TH AV SW
8	246190	0925	10/12/2004	314950	880	260	7	1917	4	6250	N	N	5653 42ND AV SW
8	612660	1485	4/24/2004	315000	880	0	7	1947	4	5405	Y	N	4814 38TH AV SW
8	762570	0080	6/23/2003	260000	890	0	7	1922	4	6000	N	N	5242 40TH AV SW
8	762570	0080	9/17/2004	306000	890	0	7	1922	4	6000	N	N	5242 40TH AV SW
8	172580	0235	3/24/2003	240000	900	600	7	1949	4	4400	N	N	5243 35TH AV SW
8	232403	9078	5/12/2003	228000	930	170	7	1941	4	5650	N	N	6013 35TH AV SW

**Improved Sales Used in this Annual Update Analysis  
Area 76  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
8	246190	0260	5/24/2004	375000	940	120	7	1919	4	6250	N	N	5406 41ST AV SW
8	309500	0090	5/15/2003	338000	940	0	7	1925	4	4800	N	N	5048 36TH AV SW
8	743550	0055	3/8/2004	285000	940	300	7	1948	4	6000	N	N	5046 40TH AV SW
8	246190	0110	11/7/2003	294000	950	0	7	1918	3	6250	N	N	5423 42ND AV SW
8	082600	0275	1/29/2003	288000	960	450	7	1953	4	4800	N	N	6315 41ST AV SW
8	082600	0285	2/22/2003	347000	960	420	7	1922	4	9600	N	N	6307 41ST AV SW
8	612660	1455	6/17/2004	334000	960	130	7	1947	4	5405	Y	N	4828 38TH AV SW
8	762570	0240	10/14/2004	408000	960	700	7	1911	5	6250	Y	N	5202 41ST AV SW
8	743550	0035	3/1/2004	275000	980	200	7	1948	4	6000	N	N	5026 40TH AV SW
8	246190	0105	4/28/2004	415000	990	300	7	1918	4	6250	N	N	5427 42ND AV SW
8	246190	0535	12/3/2004	330000	990	460	7	1976	4	6000	N	N	5632 40TH AV SW
8	246190	0125	7/19/2004	325000	1000	0	7	1918	3	6250	N	N	5407 42ND AV SW
8	612660	1380	7/19/2004	345000	1000	0	7	1951	4	5250	Y	N	4853 37TH AV SW
8	731240	0040	4/6/2004	330000	1000	240	7	1919	3	5000	Y	N	5401 36TH AV SW
8	762570	0190	2/27/2003	280000	1000	440	7	1953	4	6250	N	N	5252 41ST AV SW
8	246190	0960	10/28/2003	315000	1020	110	7	1917	4	6250	N	N	5617 42ND AV SW
8	105300	0090	2/27/2003	310000	1040	290	7	1941	4	6300	Y	N	5643 36TH AV SW
8	516670	0095	3/14/2003	275000	1040	350	7	1956	4	6300	N	N	5028 38TH AV SW
8	762570	0225	8/10/2004	367750	1050	360	7	1959	4	5000	N	N	5216 41ST AV SW
8	762570	0405	5/29/2003	388500	1060	400	7	1948	4	6250	N	N	5241 42ND AV SW
8	246190	0290	4/21/2004	309000	1070	0	7	1922	4	6250	N	N	5436 41ST AV SW
8	246190	0920	10/6/2004	379000	1070	0	7	1904	4	6250	N	N	5657 42ND AV SW
8	516670	0080	11/9/2004	335000	1070	310	7	1958	4	6300	N	N	5042 38TH AV SW
8	757920	0865	6/7/2004	280000	1080	0	7	1913	4	5750	N	N	4852 42ND AV SW
8	006600	0410	11/1/2004	306450	1090	100	7	1944	3	6500	N	N	6041 37TH AV SW
8	006600	0415	8/21/2003	340000	1090	250	7	1944	3	6500	N	N	6047 37TH AV SW
8	612660	0060	4/23/2004	339950	1090	0	7	1988	4	4230	Y	N	4721 37TH AV SW
8	762570	2520	4/17/2004	380000	1090	0	7	1918	4	4800	N	N	5937 41ST AV SW
8	139280	0030	9/16/2004	327400	1100	180	7	1940	4	6400	Y	N	5930 36TH AV SW
8	246190	0345	10/27/2003	277250	1100	220	7	1908	3	6000	N	N	5433 40TH AV SW
8	246190	0130	10/21/2004	363500	1110	520	7	1918	4	6250	N	N	5403 42ND AV SW

**Improved Sales Used in this Annual Update Analysis  
Area 76  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
8	762570	0296	1/8/2003	426000	1110	0	7	1939	4	5400	N	N	4102 SW BRANDON ST
8	762570	2545	2/18/2004	295000	1110	400	7	1951	3	6250	N	N	5956 42ND AV SW
8	139380	0050	10/9/2003	297500	1120	0	7	1940	3	6400	Y	N	6010 36TH AV SW
8	006600	0120	7/2/2003	290000	1150	150	7	1991	3	6550	N	N	5904 38TH AV SW
8	232403	9067	8/22/2003	289950	1150	320	7	1941	3	5650	Y	N	3501 SW RAYMOND ST
8	234930	0130	5/1/2003	264000	1160	440	7	1947	4	4800	N	N	5641 38TH AV SW
8	516670	0040	6/29/2004	360000	1170	720	7	1954	3	6350	N	N	5037 37TH AV SW
8	516670	0045	4/9/2004	345000	1170	500	7	1954	3	6350	N	N	5043 37TH AV SW
8	516670	0066	9/29/2004	345000	1200	360	7	1959	4	7056	N	N	5052 38TH AV SW
8	612660	0115	5/24/2004	380000	1260	0	7	1927	4	4149	Y	N	4749 37TH AV SW
8	246190	0150	2/13/2004	390000	1270	110	7	1930	4	6250	N	N	5416 42ND AV SW
8	006600	0345	8/14/2003	375000	1280	500	7	1983	3	6650	N	N	6022 39TH AV SW
8	633200	0080	5/28/2003	324950	1290	0	7	1988	3	6550	N	N	6342 38TH AV SW
8	516670	0055	11/14/2003	460000	1310	1030	7	1974	3	6350	N	N	5053 37TH AV SW
8	387490	0220	5/27/2004	364950	1330	0	7	1943	4	7783	N	N	6302 37TH AV SW
8	232403	9092	8/10/2004	445000	1350	870	7	1952	4	7560	Y	N	3603 SW FINDLAY ST
8	528820	0310	7/9/2003	399500	1360	670	7	1949	3	8625	Y	N	4718 36TH AV SW
8	082600	0380	5/2/2003	387000	1380	0	7	1914	5	4800	N	N	6351 40TH AV SW
8	633200	0090	12/8/2004	330000	1390	120	7	1907	4	6550	N	N	6330 38TH AV SW
8	762570	2983	7/18/2003	227500	1401	0	7	2001	3	1774	N	N	6021 A FAUNTLEROY WY SW
8	246190	0607	3/25/2003	234950	1404	0	7	2003	3	1536	N	N	5613 A FAUNTLEROY WY SW
8	246190	0609	3/4/2003	230000	1404	0	7	2003	3	2036	N	N	5613 B FAUNTLEROY WY SW
8	528820	0331	7/22/2003	360750	1410	0	7	1992	3	6325	Y	N	4724 36TH AV SW
8	762470	0061	2/11/2004	315000	1410	0	7	1913	4	3100	Y	N	4115 SW HUDSON ST
8	082600	0495	8/5/2003	365000	1420	0	7	1912	3	4800	Y	N	6340 40TH AV SW
8	172580	0175	1/29/2004	386200	1430	0	7	1928	4	6250	N	N	5252 36TH AV SW
8	246190	0525	5/3/2004	311000	1440	0	7	1918	4	6000	N	N	5620 40TH AV SW
8	516670	0150	10/8/2003	376500	1490	740	7	1958	4	6656	N	N	5059 38TH AV SW
8	246190	0660	3/31/2004	386600	1500	0	7	1925	4	6250	N	N	5642 41ST AV SW
8	772360	0125	1/9/2003	365000	1520	0	7	1912	5	6250	N	N	5205 36TH AV SW
8	528820	0280	5/27/2003	326000	1560	0	7	1911	4	5175	Y	N	4747 36TH AV SW

**Improved Sales Used in this Annual Update Analysis  
Area 76  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
8	309500	0115	7/19/2004	375000	1610	290	7	1927	4	4800	N	N	5030 36TH AV SW
8	762570	2994	12/10/2003	254000	1610	0	7	2003	3	1609	N	N	6029 B FAUNTLEROY WY SW
8	762570	2996	12/9/2003	253000	1610	0	7	2003	3	1869	N	N	6031 A FAUNTLEROY WY SW
8	762570	2998	12/9/2003	254000	1610	0	7	2003	3	1454	N	N	6031 B FAUNTLEROY WY SW
8	762570	2977	8/16/2004	285000	1610	0	7	2003	3	1582	N	N	6015 FAUNTLEROY WY SW
8	762570	2979	7/20/2004	280000	1610	0	7	2004	3	1596	N	N	6011 FAUNTLEROY WY SW
8	762570	2992	12/11/2003	254600	1620	0	7	2003	3	1444	N	N	6029 A FAUNTLEROY WY SW
8	232403	9144	8/18/2004	465000	1640	950	7	1958	3	5967	N	N	5005 38TH AV SW
8	129730	0050	6/15/2003	315000	1670	0	7	1915	4	6000	N	N	5047 40TH AV SW
8	743550	0025	12/12/2003	387500	1750	130	7	1949	3	8014	N	N	5009 FAUNTLEROY WY SW
8	105300	0065	11/17/2003	480000	1950	0	7	1940	4	9440	Y	N	5634 36TH AV SW
8	232403	9098	10/27/2003	334500	890	270	8	1942	4	7560	Y	N	5600 37TH AV SW
8	105300	0110	4/20/2004	425000	1070	540	8	1950	4	7686	Y	N	5657 36TH AV SW
8	129730	0210	8/14/2003	490000	1220	700	8	2000	3	6250	Y	N	5047 42ND AV SW
8	105300	0135	1/21/2004	350000	1230	0	8	1963	3	5040	Y	N	5638 37TH AV SW
8	528820	0155	11/10/2003	390000	1350	930	8	1954	4	4830	Y	N	4734 37TH AV SW
8	232403	9083	12/1/2003	285000	1390	970	8	1958	3	6400	Y	N	5951 36TH AV SW
8	762570	0220	6/19/2003	385000	1480	1290	8	1978	4	7500	N	N	5222 41ST AV SW
8	232403	9114	9/15/2004	459950	1530	100	8	1959	4	7560	Y	N	5620 37TH AV SW
8	757920	0735	9/27/2003	285000	1550	0	8	2003	3	1476	N	N	4807 A 40TH AV SW
8	757920	0736	6/13/2003	314950	1610	0	8	2003	3	1408	Y	N	4807 A 40TH AV SW
8	757920	0737	9/27/2003	299950	1610	0	8	2003	3	1458	N	N	4809 B 40TH AV SW
8	757920	0738	8/23/2003	319000	1610	0	8	2003	3	1427	Y	N	4807 B 40TH AV SW
8	309500	0225	10/8/2004	394250	1650	0	8	1927	4	5168	N	N	5057 36TH AV SW
8	757920	0825	4/19/2004	415000	1670	0	8	1910	4	5750	N	N	4832 42ND AV SW
8	757920	0855	8/29/2003	598000	1750	0	8	1922	5	5750	N	N	4846 42ND AV SW
8	129730	0100	6/20/2003	380000	1890	820	8	1981	3	6250	Y	N	5022 41ST AV SW
8	612660	0130	4/22/2003	475000	2110	0	8	1946	4	5503	Y	N	3700 SW EDMUNDS ST
8	234930	0110	3/27/2003	425000	2200	0	8	2003	3	4800	N	N	5625 38TH AV SW
8	234930	0110	11/5/2004	431000	2200	0	8	2003	3	4800	N	N	5625 38TH AV SW
8	762570	0245	11/6/2003	524000	2280	0	8	2003	3	6000	N	N	4111 SW DAWSON ST

**Improved Sales Used in this Annual Update Analysis  
Area 76  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
8	757920	0580	10/2/2003	405000	2750	0	8	2003	3	5750	Y	N	4836 41ST AV SW
8	082600	0550	5/7/2004	530000	1420	0	9	1929	4	4800	Y	N	6337 39TH AV SW
8	757920	0965	6/24/2003	503000	1720	1080	9	2002	3	5750	Y	N	4815 41ST AV SW
8	246190	0955	8/17/2004	625000	1980	0	9	2004	3	6250	N	N	5623 42ND AV SW
8	762570	0290	5/8/2003	550000	2524	0	9	2001	3	7200	N	N	5247 41ST AV SW

**Improved Sales Removed from this Annual Update Analysis  
Area 76  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	006500	0085	7/15/03	\$220,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	006500	0159	12/27/04	\$447,000	UnFinArea
001	029300	0015	5/15/03	\$250,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	029300	0201	1/21/03	\$225,500	NON-REPRESENTATIVE SALE
001	112100	0011	6/30/03	\$385,000	DIAGNOSTIC OUTLIER
001	112100	0200	5/10/04	\$80,900	QUIT CLAIM DEED DOR Ratio
001	112100	0220	10/25/04	\$415,000	EST PROP ASSESSED DIFF THAN PROP SOLD
001	178150	0180	3/24/04	\$230,000	OUT OF STATE SELLER - EST SP LOW
001	178200	0075	12/20/04	\$220,000	Obsol
001	178200	0210	3/22/04	\$239,900	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	178250	0095	10/6/04	\$280,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	248920	0085	7/9/04	\$640,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	248920	0335	5/20/03	\$415,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	249020	0020	5/13/04	\$493,000	DIAGNOSTIC OUTLIER
001	249020	0025	2/4/03	\$280,000	EST PROP ASSESSED DIFF THAN PROP SOLD
001	249020	0600	6/23/03	\$190,000	DORRatio
001	249120	0655	3/27/03	\$269,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	249120	0865	6/23/03	\$210,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	249220	0020	5/7/04	\$275,000	CASH SALE
001	249220	0020	8/19/04	\$430,000	EST PROP ASSESSED DIFF THAN PROP SOLD
001	249220	0070	11/29/04	\$320,250	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	249220	0085	3/28/03	\$265,000	DIAGNOSTIC OUTLIER
001	249220	0085	2/9/04	\$436,000	EST PROP ASSESSED DIFF THAN PROP SOLD
001	249220	0135	7/23/03	\$153,000	DIAGNOSTIC OUTLIER
001	249220	0190	8/8/03	\$197,000	DORRatio
001	249220	0280	1/13/04	\$38,665	QCD; RELATED PARTY, FRIEND, OR NEIGHBOR
001	249220	0515	11/6/03	\$103,424	QUIT CLAIM DEED DORRatio
001	249320	0025	4/21/03	\$179,500	CASH SALE
001	249320	0185	10/26/04	\$7,350	QCD; RELATED PARTY, FRIEND, OR NEIGHBOR
001	249320	0535	9/21/04	\$24,962	QCD; RELATED PARTY, FRIEND, OR NEIGHBOR
001	269560	0065	3/25/04	\$250,000	EST SALE PRICE LESS THAN MARKET
001	271910	0040	3/9/04	\$165,000	QUIT CLAIM DEED
001	301330	0315	10/28/03	\$207,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	301330	0385	2/5/03	\$230,000	PROPERTY ASSESSED DIFF THAN PROP SOLD
001	301330	0605	1/27/03	\$405,000	SEGREGATION AND/OR MERGER
001	301330	0610	11/14/03	\$1,855	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
001	301330	0885	3/18/03	\$180,000	DORRatio
001	301330	0896	7/21/03	\$287,000	DIAGNOSTIC OUTLIER
001	301330	1245	7/1/03	\$287,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	301330	1335	4/27/04	\$309,950	UnFinArea
001	301330	1455	9/28/04	\$275,000	Obsol
001	301330	1500	1/13/03	\$290,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	431820	0185	5/22/03	\$486,000	DIAGNOSTIC OUTLIER
001	431820	0195	7/3/04	\$148,802	PARTIAL INTEREST (103, 102, Etc.); RELATED PARTY
001	431820	0236	6/2/03	\$267,500	EST PROP ASSESSED DIFF THAN PROP SOLD

**Improved Sales Removed from this Annual Update Analysis  
Area 76  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	431820	0432	8/19/03	\$277,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	431920	0445	5/9/03	\$380,000	DIAGNOSTIC OUTLIER
001	431920	0460	7/21/03	\$23,656	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX
001	431920	0525	8/1/03	\$205,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	431920	0835	10/1/04	\$289,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	431920	0905	4/2/03	\$280,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	563750	0071	2/17/04	\$255,000	DIAGNOSTIC OUTLIER
001	563750	0072	12/11/03	\$294,450	DIAGNOSTIC OUTLIER
001	563750	0075	1/2/03	\$240,000	IMP. CHAR CHANGED SINCE SALE; BLDR/DEV SALE
001	563750	0077	10/15/03	\$289,950	DIAGNOSTIC OUTLIER
001	563750	0150	10/7/03	\$325,000	DIAGNOSTIC OUTLIER
001	563750	0180	3/23/04	\$302,797	ImpCount
001	563750	0180	8/17/04	\$450,000	ImpCount
001	870460	0080	6/23/04	\$236,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	984230	0330	2/4/04	\$267,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	984230	0545	8/26/04	\$276,500	EST PROP ASSESSED DIFF THAN PROP SOLD
001	984230	0545	12/19/03	\$220,888	EXEMPT FROM EXCISE TAX
008	006600	0035	9/17/04	\$230,000	RELATED PARTY, FRIEND, OR NEIGHBOR
008	006600	0180	2/18/03	\$277,500	UnFinArea
008	105300	0030	3/25/03	\$359,000	DIAGNOSTIC OUTLIER
008	105300	0116	2/3/03	\$300,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	129130	0009	11/22/04	\$45,000	DORRatio
008	129730	0065	3/5/03	\$295,000	DIAGNOSTIC OUTLIER
008	139330	0015	5/7/03	\$250,000	RELOCATION - SALE BY SERVICE
008	139330	0015	5/7/03	\$250,000	RELOCATION - SALE TO SERVICE
008	139380	0060	8/5/04	\$330,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	232403	9089	6/20/03	\$246,500	ImpCount
008	232403	9094	6/9/03	\$68,000	QUIT CLAIM DEED DORRatio
008	234930	0025	5/23/03	\$250,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	234930	0050	10/26/04	\$225,000	RELATED PARTIES, FRIENDS OR NEIGHBORS
008	234930	0065	4/22/04	\$238,000	DATA DOES NOT MATCH SALE
008	234930	0065	11/15/04	\$223,000	EST PROP ASSESSED DIFF THAN PROP SOLD
008	234930	0180	11/26/04	\$152,756	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
008	246190	0265	2/10/04	\$186,667	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	246190	0605	3/6/03	\$228,000	DIAGNOSTIC OUTLIER
008	246190	0625	11/23/04	\$237,497	QUIT CLAIM DEED; RELATED PARTY, FRIEND
008	309500	0010	3/15/04	\$275,000	UnFinArea
008	309500	0020	4/19/04	\$303,000	UnFinArea
008	387490	0160	2/5/04	\$306,500	RELOCATION - SALE BY SERVICE
008	387490	0160	2/5/04	\$306,500	RELOCATION - SALE TO SERVICE
008	528820	0230	11/10/03	\$415,000	UnFinArea
008	528820	0405	9/24/03	\$150,000	QUIT CLAIM DEED
008	612660	1305	5/11/04	\$339,000	ImpCount
008	757920	0915	4/1/04	\$735,000	ActivePermitBeforeSale>25K
008	762570	0226	5/21/04	\$251,250	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR

**Improved Sales Removed from this Annual Update Analysis  
Area 76  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
008	762570	2520	5/14/03	\$236,000	BANKRUPTCY - RECEIVER OR TRUSTEE
008	762570	2600	9/3/04	\$253,177	BANKRUPTCY - RECEIVER OR TRUSTEE
008	762570	2600	11/8/04	\$240,500	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
008	762570	2680	11/23/04	\$104,000	DORRatio
008	762570	2965	9/29/03	\$220,000	ImpCount
008	762570	2975	7/13/03	\$217,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	762570	2975	5/26/04	\$250,000	SEGREGATION AND/OR MERGER
008	762570	2985	6/1/04	\$230,000	DIAGNOSTIC OUTLIER
008	762570	2987	8/23/04	\$255,000	DIAGNOSTIC OUTLIER
008	762570	3005	5/21/04	\$282,000	SEG AFTER SALE
008	762570	3005	12/30/04	\$230,000	ActivePermitBeforeSale>25K
008	762570	3010	7/14/04	\$308,000	SEG AFTER SALE
008	762570	3055	8/18/03	\$207,500	CASH SALE
008	762570	3055	11/20/03	\$280,000	EST PROP ASSESSED DIFF THAN PROP SOLD
008	762570	3085	4/15/03	\$180,000	CASH SALE - SOLD AS-IS
008	762570	3085	8/19/03	\$229,000	EST PROP ASSESSED DIFF THAN PROP SOLD
008	772360	0200	5/3/04	\$377,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR

***Vacant Sales Used in this Annual Update Analysis  
Area 76***

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>
1	249120	0140	10/21/2004	185000	6427	N	N
1	271660	0010	3/24/2003	160000	9225	N	N
1	301330	1050	8/4/2004	200000	4186	N	N
1	431820	0240	11/2/2004	125000	5088	N	N
8	516670	0060	2/24/2004	104000	8636	N	N
8	757920	0580	5/16/2003	160000	5750	Y	N

**Vacant Sales Removed from this Annual Update Analysis  
Area 76**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
1	431820	0292	3/18/2004	50000	E-slip indicates correction deed (re-filing) - QCD
8	082600	0235	6/25/2004	2500	QCD - strip of land (triangular shape) 1,700 SF
8	234930	0069	12/14/2004	248000	Per Real Prop,sale for land w/ new imp-not a vacant parcel



**King County**  
**Department of Assessments**  
King County Administration Bldg.  
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**Scott Noble**  
*Assessor*

**MEMORANDUM**

DATE: January 31, 2005  
TO: Residential Appraisers  
FROM: Scott Noble, Assessor  
SUBJECT: 2005 Revaluation for 2006 Tax Roll

A handwritten signature in black ink that reads "Scott Noble".

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The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2005. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2005. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use [USPAP SR 6-2(i)]. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least two years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.
14. The land abstraction method should have limited use and only when the market indicates improved sales in a neighborhood are to acquire land only. The market will show this when a clear majority of purchased houses are demolished or remodeled by the new owner.
15. If "tear downs" are over 50% of improved sales in a neighborhood, they may be considered as an adjustment to the benchmark vacant sales. In analyzing a "tear down" ensure that you have accounted for any possible building value.

SN:swr